



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

Department of Planning and Development Zoning Board of Adjustment

SUSAN McCARTNEY
Mayor

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Zoning Board Secretary

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*Philip D. Neuer, Chairperson
Irv Schwarzbaum, Vice-Chairperson
William Michael Barbee
Laurence Cohen
Robin Miller
Brent D. Scott
Alice Weiss
Mark Sussman (Alt.)
Michael Dannemiller (Alt.)
Tal Ben-Zvi (Alt.)
Todd Dubovy (Alt.)*

*Geniece Gary-Adams (Director of Planning & Development/Zoning Official)
Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick & Fisher PA, Board Attorneys
CME Associates, Consulting Planner
John J. Hess, PE, PP, Consulting Engineer
Zayibeth Carballo, Municipal Engineer*

AGENDA TOWNSHIP OF WEST ORANGE ZONING BOARD OF ADJUSTMENT REGULAR MEETING

**April 16, 2026
8:00 P.M.**

Will be held virtually

Please click the link below (or copy and paste into your browser) to join the meeting:

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/87967457364?pwd=mPVX41zHJmr5HSISFfBol31JjYUUrOb.1>

Passcode:032153 Webinar ID: 879 6745 7364 ; Dial in: 646 931 3860

*(Draft agenda is subject to change. For those persons having technical difficulties, please call
973-325-4109 or 973-325-4133.)*

A. NOTICE

Notice of this meeting was given to the Township Clerk, posted on the Township Web Site under the Current Legal Notices tab, and posted on the Township Bulletin Board in accordance with the "Senator Byron M. Baer Open Public Meetings Act" and the "Publication Reform Act."

B. PLEDGE OF ALLEGIANCE

C. OPENING STATEMENT

D. ROLL CALL

E. ANNOUNCEMENTS

Future Meetings: May 28, 2026 (Regular Meeting) (Not the 3rd Thursday of the month)
June 18, 2026 (Regular Meeting)
July 16, 2026 (Regular Meeting)

F. SWEARING IN

Township Professional(s)

G. MINUTES

March 19, 2026, Regular Meeting

H. RESOLUTIONS

- **ZB-24-17 Pardo Development Group Inc.** (Denied 3/19/2026)
104 Winding Way
Block: 46.01; Lot: 33
Application for C Variances for a single family dwelling was denied at the-March 19, 2026, Regular Meeting.

I. APPLICATIONS

1.) ZB-25-12 Pullman (12 Knollwood Drive)

Block: 161.06; Lot 21; Zone: R-4 Residential

The applicant proposes to construct a new reading room and deck in the rear of an existing ranch style single family home with a two-car garage. The property's existing rear yard setback does not conform to the R-4 bulk requirements. A bulk variance is required for a continuing encroachment into the required rear yard setback.

[Application-etc \(rcd 12-15-2025\)](#)

[Pullman Plans - Dated 12-1-2025 \(rcd 12-15-2025\)](#)

[1-29-2026-and-1-30-2026-Ltrs-Applicant-and-Professional-and-Updated-form-amending-application-rcd-1-30-2026](#)

[M_ZB-25-12_12-Knollwood-Drive-Ave-Engineering Memo1 \(rcd 1-15-2026\)](#)

[26-01-15-Knollwood-Drive-Pullman---Planning-Review-1 \(rcd 1-15-2026\)](#)

[Noticing-Documents-rcd-3-31-2026](#)

[affidavit-of-publication-rcd-3-31-2026](#)

[affidavit-of-publication-rcd-4-2-2026](#)

2.) ZB-22-13 MPB Realty (470 Eagle Rock Avenue) (Carried from 3/19/2026)

Block: 153; Lot:38; Zone:B-2

470 Eagle Rock Avenue

Preliminary & Final Major Site Plan

[Photo of the Property](#)

[Photo of the Property](#)

[Photo of the Property](#)

[Photo of the Property](#)

[Photo of the Property](#)

[Photo of the Property](#)

[Photo of the Property](#)

[Photo of the Property](#)

[ZB-22-13-2023-04-05-Traffic-Impact-Study---Rev-1](#)

[ZB-22-13-2023-04-06-Twp-Resubmission-Letter](#)

[ZB-22-13-Acoustal-Evaluation](#)

[ZB-22-13-Architectural-Plans---Popeyes-Sonic-West-Orange---Eagle-Rock](#)

[ZB-22-13-Combined-Site-Plan](#)

[ZB-22-13-Combined](#)
[ZB-22-13-Transmittal---00003](#)
[ZB-22-13--2023-03-Drainage-Statement](#)
[ZB-22-13-2023-04-Tree-Removal-Report](#)
[2023-06-30-Solid-Waste-Management-Plan](#)
[2023-07-06-TRAFFIC-IMPACT-STUDY](#)
[2023-07-07---Required-Regulatory-Approval-List](#)
[2023-07-07-Affidavit-of-Ownership](#)
[2023-07-07-Fast-Food-Summary](#)
[2023-07-10-Twp-Resubmission-Letter](#)
[Combined-Arch-Plans](#)
[Road-Vacation-Bk-12175-Pg-2396](#)
[Site-Plan_Rev3](#)
[Transmittal---00005](#)
[470-Eagle-Rock-Avenue-West-Orange_Revised-Planning-Report_07072023](#)
[2023-06-Drainage-Statement](#)
[2023-06-Tree-Removal-Report](#)
[2023-06-West-Orange---EIS](#)
[2023-06-28-Acoustical-Evaluation](#)
[2023-06-OM-Manual](#)
[2023-07-07---Variance--Waiver-List](#)
[470-Eagle--EIS-06-2024](#)
[470-Eagle--Filing-App-to-ZBA-8-12-24](#)
[470-Eagle--Planning-Report-8-2-24](#)
[70-Eagle--Site-Plan-6-7-24](#)
[470-Eagle--TIS-6-4-24](#)
[470-Eagle--Tree-Removal-Report-06-2024](#)
[470-Eagle--Waste-Management-Plan-6-7-24](#)
[470-Eagle--Acoustical-Report-6-17-24](#)
[470-Eagle--Arch-6-12-24](#)
[470-Eagle--Drainage-Reports-06-2024](#)
[470-Eagle--Executed-Revised-ZBA-Package](#)
[PB-97-18-Fan-and-Jade-Inc](#)
[ZB-22-13-MPB-REALTY---RESOLUTION-OF-DISMISSAL-WO-PREJUDICE-ADOPTED](#)
[24-10-29-MPB-Realty---Planning-Review-1](#)
[24-10-31---Review-1](#)
[470-Eagle--SWM-OM-06-2024](#)
[24-12-10-MPB-Realty---SPRAB-Report](#)
[2025-02-25-Township-Resubmission-Letter \(Rcd 3-6-2025\)](#)
[Rev-2-Combined \(Rcd 3-6-2025\)](#)
[S102199025SV0-24x36-Survey \(Rcd 3-6-2025\)](#)
[Transmittal---00013 \(Rcd 3-6-2025\)](#)
[2024-07-01---Affidavit-of-Ownership \(Rcd 3-6-2025\)](#)
[2024-12-11---Tax-Certification \(Rcd 3-6-2025\)](#)
[2025-01-10---Required-Regulatory-Approval-List \(Rcd 3-6-2025\)](#)
[2025-02-Drainage-Statement---Signed \(Rcd 3-6-2025\)](#)
[2025-02-Tree-Removal-Report \(Rcd 3-6-2025\)](#)
[2025-02-West-Orange---EIS-Signed \(Rcd 3-6-2025\)](#)
[2025-02-03-Acoustical-Evaluation \(Rcd 3-6-2025\)](#)
[Noticing Documents \(rcd 3-10-2025\)](#)
[CME Review 2 \(Dated and Rcd 3-11-2025\)](#)

[MPB-Realty---Planning-Review-2 \(Dated & Rcd 3-17-2025\)](#)
[Ltr-From-Hudson-Essex-Passaic-Soil-Conservation-District-re-MPB-Realty-Popeyes-and-IHOP-Restaurant-Dated-3-5-2025---Rcd-5-2-2025](#)
[2025-10-08-Acoustic-Supplemental-Memo \(rcd 10-10-2025\)](#)
[2025-10-08-Township-Resubmission-Letter \(rcd 10-10-2025\)](#)
[Sustainability-Checklist \(rcd 10-10-2025\)](#)
[23-0099-PB-2-CONCEPT-PB-RF-ss \(rcd 10-10-2025\)](#)
[ZB-22-13-MPB-Realty-470-Eagle-Rock-Avenue---SP-Mtg-10-23-2025-Noticing-rcd-10-16-25](#)
[25-10-16-Memorandum-Engineering---rcd-10-17-2025](#)
[25-10-20-MPB-Realty---Planning-Review-4 \(r'cd 10-20-2025\)](#)
[12-4-2025 Traffic Impact Study - rcd 12-8-2025](#)
[12-8- 2025 Resubmission-Letter From Dynamic Engineering \(rcd 12-8-2025\)](#)
[11-25-2025 - Site Plans \(Rev 4\) rcd 12-8-2025](#)
[12-12-2025-Engineering-Review-5 \(rcd 12-15-2025\)](#)
[12-12-25 MPB-Realty---Planning-Review-5 \(rcd 12-16-2025\)](#)
[12-17-2025 - ZB-22-13-470-Eagle-Rock-Ave - Forester Memo \(rcd 12-17-2025\)](#)
[Attachment included with 12-17-2025 Forester Memo - TREE-REMOVAL-PERMIT-APPLICATION \(rcd 12-17-25\)](#)
[Attachment included with 12-17-2025 Forester Memo - TREE-REPLACEMENT-TABLE \(rcd 12-17-2025\)](#)
[Attachment included with 12-17-2025 Forester Memo - Tree-Ordinance \(rcd 12-17-2025\)](#)
[Attachment included with 12-17-2025 Forester Memo - ESSEX-COUNTY-NATIVE-PLANT-LIST \(rcd 12-17-2025\)](#)
[Attachment included with 12-17-2025 Forester Memo - CHECKLIST-FOR-TREE-REMOVAL---SOLAR-PANEL-Projects \(rcd 12-17-2025\)](#)
[1-9-2026-Planning-Report- \(rcd 1-12-2026\)](#)
[2-5-2026-Email-w-Forester-Memo-and-note](#)
[CHECKLIST-FOR-TREE-REMOVAL \(rcd 2-5-2026\)](#)
[470-EAGLE-ROCK-AVENUE-PROP-POPEYES-IHOP-ZB-22-13-FORESTERSMEMO \(rcd 2-5-2026\)](#)
[01-DEMOLITION-AND-TREE-REMOVAL-PLAN-EXHIBIT \(rcd 3-10-2026\)](#)
[02-LANDSCAPE-PLAN-EXHIBIT \(rcd 3-10-2026\)](#)
[2026-03-Tree-Removal-Report \(rcd 3-10-2026\)](#)
[2026-03-06-Justifications-Memo 470-Eagle-Rock-AvenueWORev4 \(rcd 3-10-2026\)](#)
[2026-03-09-Township-Resubmission-Letter \(rcd 3-10-2026\)](#)
[26-03-16-MPB-Realty---Planning-Review-6 \(rcd 3-16-2026\)](#)
[26-03-17-Consultant Engineering-Review-6 \(rcd 3-17-2026\)](#)
[ZB-22-13-FORESTERS-MEMO-rev-3-18-26 \(rcd 3-18-2026\)](#)
[20260122 470-Eagle-Rock Deck-Exhibit-A-6-rcd-3-24-2026](#)
[2026-04-03-Township-Resubmission-Letter-rcd-4-6-2026](#)
[01-DEMOLITION-AND-TREE-REMOVAL-PLAN-EXHIBIT-rcd-4-6-2026](#)
[02-LANDSCAPE-PLAN-EXHIBIT-rcd-4-6-2026](#)
[2026-04-03-Planning-Report-and-Justification-of-Variances__Rev5-rcd-4-6-2026](#)
[2026-04-Tree-Removal-Report-rcd-4-6-2026](#)
[26-04-07-MPB-Realty---Consultant Planning-Review-7 \(rcd 4-7-2026\)](#)
[470-EAGLE-ROCK-AVENUE-PROP-POPEYES-IHOP-ZB-22-13-FORESTERS-MEMO-rev-4-8-2026 \(rcd 4-8-2026\)](#)
[26-04-09-Engineering-Review-7 \(rcd 4-9-2026\)](#)

J. ADJOURNMENT

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE THE FOURTH
*THURSDAY, May 28, 2026, AT 8:00 PM.*****