



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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DIANA L. CHANDLER
Zoning Board Secretary

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*Philip D. Neuer, Chairperson
Irv Schwarzbaum, Vice-Chairperson
William Michael Barbee
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Robin Miller
Brent D. Scott
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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

May 28, 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/86006477974?pwd=ZfkagxBIPJ9OlelOJOsTkCTaR4h73S.1>

Webinar ID: 860 0647 7974 ; Passcode: 315656

Dial in: 646 931 3860

(Draft agenda is subject to change. For those persons having technical difficulties, please call 973-325-4106, 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: June 4, 2026 (Special Meeting)
June 18, 2026 (Regular Meeting)
July 16, 2026 (Regular Meeting)
August 20, 2026 (Regular Meeting)

- Upon request of the applicant, **ZB-22-13 MPB Realty (470 Eagle Rock Avenue)** is being carried with preservation of notice to the **June 4, 2026, Special Meeting** via Zoom starting at 8:00 PM.

F. SWEARING IN

Township Professional(s)

G. MINUTES

- April 16, 2026, Regular Meeting

H. RESOLUTIONS

- **ZB-25-12 Pullman (12 Knollwood Drive)** (Approved 4/16/2026)
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. This application was approved with conditions at the April 16, 2026, Regular Meeting.
 - [ZB-25-12-Pullman-12-Knollwood-Drive-ZBA-Application-Amendment---Verification-and-Authorization-Page \(rcd-4-21-2026\)](#)
 - [Addendum-1-rcd-4-28-2026](#)

I. APPLICATIONS

- 1.) **ZB-22-13 MPB Realty (470 Eagle Rock Avenue)** (Carried from 4/16/2026)
[Application only appearing with preservation of notice to schedule to another meeting. No testimony provided/nor a vote on this application tonight.]
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 \(rcd 4-9-2026\)](#)

2.) ZB-25-07 Mavis Tire

460 Prospect Avenue Block 105, Lot 64.01

The applicant proposes to remove the existing structure and construct a tire center / motor vehicle service station with seven service bays and a retail sales area encompassing 1,142 square feet including a showroom, sales counter, waiting area, and bathrooms. A d-1 use variance relief is required to permit a motor vehicle service station in the general commercial district.

[Completed-Prelim-and-Final-Site-Plan-Checklist-submission](#)

[ALTA NSPS-Survey-Last-Revised-12-17-2024-submission](#)

[Planning-Report-072225-submission](#)

[Mavis West-Orange---Application-Filing-Planning-Report](#)

[Architectural-Plans-06-30-2025-submission](#)

[Corporate-Disclosure-submission](#)

[200-Foot-List-07-09-2025-submission](#)

[Prior-Resolutions-of-Approval-submission](#)

[Title-Documents-submission](#)

[Verification-of-Taxes-Paid-07-08-2025-submission](#)

[Site-Plan-Set-07-16-2025-submission](#)

[Executed-Tree-Removal-and-Replacement-Application-submission](#)

[Executed-Zoning-Board-Application-Form-submission](#)

[Completed-Sustainability-Checklist-submission](#)

[Traffic-Impact-Study-07-21-2025-submission](#)

[List-of-Variances-and-Waivers-07-2025-submission](#)

[Geotechnical-Engineering-Report-Addendum-No-1---Results-of-Testing-01-29- 2025-submission](#)

[Geotechnical-Engineering-Report-12-10-2024-submission](#)

[Drainage-Statement-07-2025-submission](#)

[CME Engineering 25-09-29-Review-1](#)

[CME Planning 25-10-23-Mavis-Tire--Planning-Review-1](#)

[Tree-Removal-Report-Feb-2026rcd-2-26-2026](#)

[Tree-Removal-Report-Feb-2026-resubmissionrcd-2-26-2026](#)

[Traffic-Impact-Study-021226-resubmissionrcd-2-26-2026](#)

[Stormwater-Permit-Application-Feb-2026-resubmissionrcd-2-26-2026](#)

[Stormwater-Management-Report-Feb-2026-resubmissionrcd-2-26-2026](#)

[Stormwater-Management-Operation-and-Maintenance-Manual-Feb-2026-resubmissionrcd-2-26](#)

[Site-Plans-revised-021626-resubmissionrcd-2-26-2026](#)

[Planning-Report-021726-resubmissionrcd-2-26-2026](#)

[List-of-Variances-and-Waivers-Feb-2026-resubmissionrcd-2-26-2026](#)

[Grading-Checklist-Feb-2026-resubmissionrcd-2-26-2026](#)

[Filing-Letter-resubmission-022426rcd-2-26-2026](#)

[Architectural-Plans-021226-resubmission-rcd-2-26-2026](#)

[ZB-25-07-Mavis-Tire-460-Prospect-Ave-updated-332026---Forrester-Report-rcd-3-3-2026](#)

[Tree-Removal-Report---Mavis---LaMana-ver-01-signed-Mar-2026-rcd-3-24-2026](#)

[DB-1101-PG-170-rcd-3-31-2026](#)

[DB-3639-PG-248-rcd-3-31-2026](#)

[26-03-25-Mavis-Tire---Planning-Review-2](#)

[26-03-25-CME-Engineering-Review-2](#)

[RE -Mavis-Tire-Supply-LLC-Review-2---Blueberry-Bend](#)

[RE -Mavis-Tire-Supply-LLC-Review-2---Blueberry-Bend-1](#)
[ZB-25-07-Mavis-Tire-460-Prospect-Ave-Forester-Memo-updated-3242026](#)
[2026-05-05-Response-Letter-rcd-5-6-2026](#)
[Prelim-and-Final-Site-Plans---Rev-2-Combined-rcd-5-6-2026](#)
[2026-05-Storm-Water-Management-Report-rcd-5-6-2026](#)
[2026-05-Operations-and-Management-Manual-rcd-5-6-2026](#)
[Dynamic-Mavis-Tire-Supply-LLC-West-Orange-Site-Plan-Rendering \(rcd 5-18-2026\)](#)
[Roof-Plan \(rcd 5-18-2026\)](#)
[2026-05-15-Transmittal-for-Exhibits \(rcd 5-18-2026\)](#)
[Dynamic-Mavis-Tire-Supply-LLC-West-Orange-Aerial-Map-Exhibit \(rcd 5-18-2026\)](#)
[Scanned-Roof-Plan---Signed-and-Sealed \(rcd 5-18-2026\)](#)
[Affidavit-of-Proof-of-Publication-and-Service-Mavis \(rcd 5-18-2026\)](#)
[26-05-19-Engineering-Review-3 \(rcd 5-19-2026\)](#)
[5-22-2026-Email-Response-from-L-John-Basta-to-Consulting-Engineer-rcd-5-26-2026](#)

3.) ZB-25-10 Seton Hall Preparatory

700 Prospect Avenue

Block 82.01 Lot 1

Zone: R-1 Residential District

The Applicant seeks to amend certain conditions of that approval established under Resolution ZB-08-37, including limits on the operation and to install lighting on the football field and parking lot.

[Executed-Application-with-Attachment-submission](#)

[Architectural-Plans-05-21-2025-submission](#)

[Completed-Checklist-submission](#)

[Prior-Resolutions-of-Approval-submission](#)

[Completed-Sustainability-Checklist-submission](#)

[200-Foot-List-07-10-2025-submission](#)

[Verification-of-Taxes-07-10-2025-submission](#)

[ZB-23-09-Seton-Hall-Preparatory---Resolution-submission](#)

[REVISED-Executed-Application-with-Attachment-submission](#)

[Planning-Report-01-09-2026](#)

[26-03-04-Seton-Hall-Prep-Fields---Planning-Review-1-rcd-3-5-2026](#)

[26-02-12-Engineering-Memorandum-rcd-2-12-2026](#)

[3-5-2026 CDochney email to DChandler cf of no need for Site Plan Review Advisory Board \(SPRAB\)](#)

[Filing-Letter-resubmission---revised-plans-and-response-letter-05-12-2026 \(rcd 5-12-2026\)](#)

[Heintz-and-Fiore-LLC-Response-Letter-02-18-2026 \(rcd 5-12-2026\)](#)

[Completed-Checklist-resubmission \(rcd 5-12-2026\)](#)

[Revised-Site-Plan-Set-02-12-2026 \(rcd 5-12-2026\)](#)

[5-15-2026-email-from-CDochney-to-DChandler-no-update-of-Planning-Review-rcd-5-15-2026](#)

[Affidavit-of-Proof-of-Publication-and-Service---Seton-Hall-Prep \(rcd 5-18-2026\)](#)

[26-05-19-Engineer-Review-2 \(rcd 5-19-2026\)](#)

[Filing-Letter--Legal-Affidavit---Star-Ledger-Seton-Hall \(rcd 5-20-2026\)](#)

[Filing-Letter-removal-of-sports-lights-05-22-2026 \(rcd 5-22-2026\)
5-22-2026-Response-From-Consulting-Professionals-re-letter-from-applicant-counsel-
rcd-5-26-2026](#)

J. ADJOURNMENT

***THE NEXT SPECIAL ZONING BOARD MEETING WILL BE *THURSDAY,*
June 4, 2026, AT 8:00 PM.***

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE *THURSDAY,*
June 18, 2026, AT 8:00 PM.****