

Future Meetings: July 16, 2026 (Regular Meeting)
August 20, 2026 (Regular Meeting)
September 17, 2026 (Regular Meeting)

F. SWEARING IN

Township Professional(s)

G. MINUTES

- May 28, 2026, Regular Meeting
- June 4, 2026, Special Meeting

H. RESOLUTIONS

I. APPLICATIONS

1.) ZB-23-01 Williams/ 6 Merrywood Drive (Extension of Approval)

Block: 76; Lot: 6; Zone: R-4

6 Merrywood Drive

Seeking “c” variances for expansion of existing garage and house.

(Extension of Approval)

[52824 6-MERRYWOOD-STAMPED-DRAWINGS-rcd-5-19-2026](#)

[6-Merrywood-Dr-Resolution-rcd-5-19-2026](#)

[Merrywood-Buffer-Report-rcd-5-19-2026](#)

[Proof-of-publication-affidavit-rcd-5-19-2026](#)

[Resolution-explanation-letter-rcd-5-19-2026](#)

[Verification-of-paid-sewer-and-Taxes-rcd-5-19-2026](#)

[Zoning-Extension-Noticing Documents \(rcd 6-8-2026\)](#)

[affidavit of publication](#)

Original Application

[6 Merrywood Dr Garage Proposal](#)

[6 Merrywood Dr. Buffer Report](#)

[6 Merrywood Dr. Survey](#)

[6 Merrywood Dr. Variance Application](#)

[Certificate of tax collection](#)

[Planning Review Memo ZB-23-01 - Williams](#)

[Proposed Garage Drawing at 6 Merrywood Dr](#)

[ZB-23-01 - proof of noticing](#)

[Assistant Municipal Engineer Review Comments - M ZB 6 Merrywood Dr.-03.10.2023](#)

[10.10.23 6 MERRYWOOD W STAMP](#)

[Planning Review Memo ZB-23-01 - Williams revised November 2 2023](#)

[6 Merrywood Drive-stamp \(11-6-2023 submission\)](#)

[Consulting Engineer Review 11-16-2023.pdf](#)

[11.28.23 6 MERRYWOOD STAMPED DRAWINGS](#)

2.) ZB-25-08 127 Mitchell LLC

512-516 Pleasant Valley Way

Block 154.06, Lots 11 and 12

Zone: B-2 General Business

D(2) use variance relief is required to permit the expansion of an existing non-conforming use

[Application-Package](#)

[Stormwater-Report](#)

[Lefko01---Issue-for-ZB---081425-Arch-Plans-signed](#)
[1240815SitePlanSet-Pleasant-Valley-Way-2025-09-11](#)
[Ltr-D-Chandler-91625](#)
[Ltr-Chandler-enc-report-and-application-Rider-102725](#)
[Lefko01---Issue-for-ZB---081425-Arch-Plans-signed](#)
[1240815StormWaterManagementReport](#)
[25-12-03-Engineering-Review-Letter-1-rcd-12-4-2025](#)
[25-12-10-127-MITCHELL-STREET-LLC--Planning-Review-1-rcd-12-10-2025](#)
[EIS-Pleasant-Valley-Wayrcd-3-12-2026](#)
[StormWaterManagementReportrcd-3-12-2026](#)
[SitePlanSet-512-516-Pleasant-Valley-Wayrcd-3-12-2026](#)
[MAINTENANCE-MANUAL-rcd-3-12-2026](#)
[Response-Letter-3226rcd-3-12-2026](#)
[Ownership-Disclosurercd-3-12-2026](#)
[Letter-to-D-Chandler-3926rcd-3-12-2026](#)
[Lefko01---Arch-ZB-Set---011226rcd-3-12-2026](#)
[26-03-25-516-Pleasant-Valley-Way---Planning-Review-2 \(rcd3-27-26\)](#)
[26-04-06--Consultant-Engineer-Review-2-rcd-4-8-2026](#)
[Ltr-Chander-encl-documents-noticing](#)

3.) ZB-24-16 Northfield Realty LLC

*[Application only appearing with preservation of notice to schedule to another meeting.
No testimony provided/nor a vote on this application tonight.]*

81 Northfield Avenue

Block: 71.03; Lot: 43

The applicant proposes to use 10 vehicular parking spaces at the rear of the property to park medical transportation vehicles. A d-1 use variance relief is required to permit commercial vehicle storage/parking in the OB-1 zone.

[81-Northfield-Avenue](#)

[VERIFICATION-OF-TAX-AND-SEWER-CHARGES-PAID](#)

[TFE---81-Northfield---Interpretation-Request-Application---Digital-Copy---](#)

[1142416095411](#)

[Public-Utilities](#)

[81-Northfield-Ave---ZB-24-16---Planning-Review---January-14-2025](#)

[Northfield-Ave-Realty-Associates---81-Northfield---ZBA-Application---Letter frm J.](#)

[Spanarkel, Esq to D. Chandler - Submitting-Proof-of-Mailing \(rcd 4-7-2025\)](#)

[Northfield-Ave-Realty-Associates---81-Northfield---ZBA-Application---Supplemental-](#)

[Submission \(rcd 4-7-2025\)](#)

[Northfield-Ave-Realty-Associates---81-Northfield---ZBA-Application---Aff-of-Mailing-](#)

[and-Publication \(rcd 4-7-2025\)](#)

[Notarized Confirmation of Publication From NJ Advance Media \(Star Ledger\) - rcd 4-7-](#)

[2025](#)

[Northfield-Ave-Realty-Assoc---81-Northfield---Amended-Land-Use-App---Letter-](#)

[Requesting-Rescheduling-of-Hearing-](#)

[10-3-2025-Taxes-Payment-Confirmation](#)

[81-Northfield-Ave---ZB-24-16---Planning-Review-Rev-1--August-20-2025](#)

[Northfield-Ave-Realty-Associates---81-Northfield---ZBA-Application---Supplemental-](#)

[Submission---4425-002](#)

[Northfield-Ave-Realty-Associates---81-Northfield---ZBA-Application---Aff-of-Mailing-and-Publication](#)

[81-Northfield-Ave---ZB-24-16---Planning-Review---January-14-2025](#)

[81-Northfield---Cover-Letterrcd-3-2-2026](#)

[81-Northfield-Ave-Property-Owners-Listrcd-3-2-2026](#)

[81-Northfield-Surveyrcd-3-2-2026](#)

[2026-02-27-Traffic-Statement-81NorthfieldAve---West-Orange-NJrcd-3-2-2026](#)

[Taxes-and-Sewer-Payment-Confirmation-rcd-3-2-2026](#)

[02_27_2026-81-Northfield-Ave-Planning-Reportrcd-3-2-2026](#)

[admin_scannerwestorangeorg_20260225_101054rcd-3-2-2026](#)

[4-1-email-from-J-Hess-to-DChandler-re-no-engineering-review-rcd-4-1-2026](#)

[26-04-01-81-Northfield-Avenue--Planning-Review-1-rcd-4-2-2026](#)

[email-from-CDochney-to-DChandler-re-no-SPRAB-dated-4-2-26](#)

[20260604144459 - Noticing Docs \(rcd 6-8-2026\)](#)

4.) ADJOURNMENT

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE *THURSDAY, July 16, 2026*, AT 8:00 PM.****