



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development Zoning Board of Adjustment

SUSAN McCARTNEY
Mayor

Tel: (973) 325-4108

DIANA L. CHANDLER
Zoning Board Secretary

Email: zoningboard@westorange.org

*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
Artheon, Consulting Planners
Artheon, Consulting Engineers
Zayibeth Carballo, Municipal Engineer*

AGENDA TOWNSHIP OF WEST ORANGE ZONING BOARD OF ADJUSTMENT REGULAR MEETING

July 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/88555793251?pwd=8UcYWhXGpGFdA9qSAci40fNIYOxOcB.1>

Webinar ID: 885 5579 3251; Passcode: 879809

Dial in: 646 931 3860

(Draft agenda is subject to change. For those persons having technical difficulties, please call 973-325-4108.)

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: August 20, 2026 (Regular Meeting)
September 17, 2026 (Regular Meeting)
October 15, 2026 (Regular Meeting)

F. SWEARING IN

- Township Professional(s)

G. MINUTES

- June 18, 2026, Regular Meeting

H. RESOLUTIONS

- **ZB-23-01 Williams/ 6 Merrywood Drive (Extension of Approval)**
Block: 76; Lot: 6; Zone: R-4
6 Merrywood Drive
Application seeking an extension on the approval of time for “c” variances for expansion of an existing garage and house was approved with conditions at the June 18, 2026, Regular Meeting.
- **ZB-22-13 MPB Realty**
470 Eagle Rock Avenue
Block: 153; Lot: 38; Zone: B-2;
A continuation of the Application for Preliminary and Final Major Site Plan with D Variances was heard by the Board and was denied by a vote of 7 to 0 at the June 4, 2026, Special Meeting. Resolution of Denial is anticipated to be adopted at the July 16, 2026, Regular Meeting via Zoom.

I. APPLICATIONS

- 1.) **ZB-25-08 127 Mitchell LLC** (Carried from 6/18/2026)
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-Planner Report \(dated 10-23-25\)-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](#)
[Consent to Continuance from W. Sullivan \(rc 6-24-2026\)](#)

2.) ZB-25-07 Mavis Tire

(Carried from 5/28/2026)

**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](#)
[Filing-Letter-resubmission-063026-4927-7290-6681-v1 \(received 7-1-2026\)](#)
[Option-B-Building-Rendering-with-higher-parapet-and-view-from-2nd-floor-residence-behind-resubmission-4929-5919-8137-v1 \(received 7-1-2026\)](#)
[Traffic-Study-revised-062626-resubmission-4933-0058-5912-v1 \(received 7-1-2026\)](#)
[Architectural-Plans-revised-062926-resubmission-4901-1312-8633-v1 \(received 7-1-2026\)](#)
[Acoustical-Analysis-062826-resubmission-4901-2414-2009-v1 \(received 7-1-2026\)](#)
[26-07-08-Consulting-Engineer-Review-4-rcd-7-8-2026](#)
[26-07-10-Mavis-Tire-Planning-Review-3-rcd-7-10-2026](#)

3.) ZB-25-10 Seton Hall Preparatory

(Carried from 5/28/2026)

700 Prospect Avenue

Block 82.01 Lot 1

Zone: R-1 Residential District

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

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](#)

[VZB-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](#)
[Filing-Letter-Adjournment-Request-07-15-2026-rcd-7-15-2026](#)

J. ADJOURNMENT

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE *THURSDAY, August 20, 2026, AT 8:00 PM.*****