



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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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 Planner

Artheon, Consulting Engineer

Zayibeth Carballo, Municipal Engineer

AGENDA

TOWNSHIP OF WEST ORANGE

ZONING BOARD OF ADJUSTMENT REGULAR MEETING

August 20, 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:

<https://us02web.zoom.us/j/88500818100?pwd=wCfNLeO0c7HpBuMPDla4ggYudZmfYW.1>

Join from PC, Mac, iPad, or Android:

Webinar ID: 885 0081 8100; Passcode: 114843

Dial in: 301 715 8592

(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:

September 17, 2026 (Regular Meeting)

October 15, 2026 (Regular Meeting)

November 19, 2026 (Regular Meeting)

- Application **ZB-25-10 Seton Hall Preparatory (700 Prospect Avenue)** at the request of the applicant is being carried with preservation of notice to the **October 15, 2026, Regular Meeting.**
- Application **ZB-25-11 Perez (66 Whittlesey Avenue)** at the request of the applicant is being carried with preservation of notice to the October 15, 2026, Regular Meeting.

F. SWEARING IN

Township Professional(s)

G. MINUTES

- July 16, 2026 Regular Meeting

H. APPLICATIONS

1.) ZB-25-10 Seton Hall Preparatory

(Carried from 7/16/2026)

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](#)

[VB-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-August-2026-08-18-2026-rcd-8-18-26](#)

2.) ZB-24-18 MVega LLC

66 Franklin Avenue

Block:134.02 ; Lots: 75.03, 79, & 81; Zone: B-1

The Applicant is proposing to renovate the existing building into a retail business and to restripe the parking area. A D(1) use variance is required to permit the storage of commercial vehicles on site as an accessory use, and 'c' or bulk variances for the window sign area and curbing.

[01---Preliminary-and-Major-Final-Site-Plan-rcd-10-21-24](#)

[02---Property-Surveyrcd-10-14-24](#)

[021---Property-Surveyrcd-10-14-24](#)

[03---Photo-Exhibit-rcd-10-21-24](#)

[04---List-of-Required-Regulatory-Approvals-rcd-10-8-24](#)

[05---Stormwater-Statementrcd-10-14-24](#)

[06---Solid-Waste-Management-Plan-rcd-10-14-24](#)

[07---Truck-Turn-Exhibit-rcd-10-8-24](#)

[Submitted-Application-10232024-4872-5331-9410-v1-rcd-10-23-24](#)

[200-Foot-List---66-Franklin-Avenue-rcd-12-30-24](#)

[Verification-of-Taxes---134-02--79-rcd-12-30-24](#)

[Verification-of-Taxes---134-02--81-rcd-12-30-24](#)

[Trucking-Information-rcd-12-30-24](#)

[02-19-25-CME-Letter-1-rcd-2-19-25](#)

[66-Franklin-Ave---ZB-24-18---Completeness-Memo---February-19-2025-rcd-2-19-2025](#)

[Response-to-Completeness-3282025-rcd-4-1-2025](#)

[25-04-25---Review-2-rcd-4-25-2025](#)

[66-Franklin-Ave--ZB-24-18-Completeness-Memo---June-5-2025-rcd-6-5-25](#)

[ZB-24-18-Completeness-Memo---June-5-2025-4901-3458-4139-v1-rcd-7-20-25](#)

[Application--Sustainability-Checklists-2025-4933-0002-9521-v1-rcd-7-20-25](#)

[Cover-Letter-in-Response-to-Review-Letter-4933-5143-0742-v1-rcd-7-20-25](#)

[DRAFT-Justification-for-Relief-4925-6348-3224-v1-rcd-7-20-25](#)

[25-08-11-CME-Memorandum-rcd-8-11-25](#)

[Draft-66-Franklin-Ave--ZB-24-18-Planning-Review-Memo---September-11-2025-rcd-9-](#)

[19-25](#)

[VERIFICATION-OF-TAX-AND-SEWER-CHARGES-PAID---Lot-79-rcd-3-26-26](#)

[2026-02-TAR--Traffic-and-Parking-Assessment-rcd-3-24-2026](#)

[UPDATED-200-FOOT-LIST---66-FRANKLIN-AVENUE-rcd-3-26-26](#)

[Certification-of-Taxes-Paid---Lots-7503-and-81-rcd-3-26-26](#)

[26-04-09-Engineering-Review-4-rcd-4-9-26](#)

[26-04-24-Planning-Review-Letter-1-rcd4-24-26](#)

[Re -Vega---66-Franklin---Planning-Review-4-24-26-CDochney-email-to-DChandler-stating-of-no-need-for-SPRAB](#)

[Notice-Package-Submission---66-Franklin \(rcd 8-10-2026\)](#)

3.) ZB-25-11 Perez

66 Whittlesey Avenue

Block: 129; Lot: 60; Zone: R-T Residential

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

The applicant is proposing to develop the rear portion of the property with a 2.5 story addition which will include two 2-bedroom apartments, along with the existing home on the site. C & D Variances are required to permit three dwelling units on the site and additional building height, as well as the existing conditions such as insufficient front yard setbacks and excess lot coverage.

[25-9-26-Perez-66-Whittlesey-West-Orange-Ltr-submitting-initial-zoning-board-application-packages](#)

[25-9-24-Perez-66-Whittlesey-West-Orange-Zoning-Board-Application-exe](#)

[25-9-15-Perez-66-Whittlesey-West-Orange-Architectural-Floor-Plans-and-Elevations](#)

[25-9-5-Perez-66-Whittlesey-West-Orange-200-Foot-List-with-utilities](#)

[25-8-28-Perez-66-Whittlesey-West-Orange-Property-Tax-Certification](#)

[25-8-25-Perez-66-Whittlesey-West-Orange-Proposal](#)

[25-7-7-Perez-66-Whittlesey-West-Orange-Engineering-Plan](#)

[26-02-06-Perez-Whittlesey---CME-Planning-Review-1](#)

[26-02-09-Perez-Whittlesey---CME-Planning-Review-2](#)

[26-02-04-Memorandum-Engineering-rcd-2-5-2026](#)

[26-1-5-Perez-66-Whittlesey-West-Orange-Ltr-submitting-applicant-planning-reports](#)

[25-12-30-Perez-66-Whittlesey-West-Orange-Aplicant-Planning-Report](#)

[26-5-1-Perez-66-Whittlesey-West-Orange-Engineering-Plan-rcd-6-1-2026](#)

[26-5-14-Perez-66-Whittlesey-West-Orange-Architectural-Floor-Plans-and-Elevations-rcd-6-1-2026](#)

[26-6-1-Perez-66-Whittlesey-West-Orange-Ltr-submitting-revised-plans-to-zoning-boardrcd-6-1-2026](#)

[26-4-3-Perez-66-Whittlesey-West-Orange-Vehicle-Turning-Exhibit-rcd-6-1-2026](#)

[26-4-17-Perez-66-Whittlesey-West-Orange-Response-letter-from-project-engineer-re-revisions-to-the-plansrcd-6-](#)

[26-06-18-66-Whittlesey---Planning-Review-2 \(rcd 6-18-26\)](#)

[26-06-17-Engineering-Memorandum-2-rcd-6-17-2026](#)

[26-8-4-Perez-66-Whittlesey-West-Orange-Affidavit-of-Publication-rcd-8-10-26](#)

[26-8-6-Perez-66-Whittlesey-West-Orange-Affidavit-of-Mailingrcd-8-10-26](#)

[26-8-10-Perez-66-Whittlesey-West-Orange-Ltr-enc-affidavits-of-mailing-and-publicationrcd-8-10-26](#)

[26-8-20-Perez-66-Whittlesey-West-Orange-Ltr-req-adjourment-to-October-15-2026-meeting \(rcd 8-20-26\)](#)

I. ADJOURNMENT

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE *THURSDAY, September 17, 2026, AT 8:00 PM.*****