



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
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'Gradnick & 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
September 17, 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/82933411736?pwd=ff1h5clvyBdOKVloJkhqw9jH2yUXcN.1>

Join from PC, Mac, iPad, or Android:

Passcode: 003416, Webinar ID: 829 3341 1736, Dial In: 646 558 8656

(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-24-16 Northfield Realty (81 Northfield Avenue)** at the request of the applicant is being carried with preservation of notice to the **December 17, 2026, Regular Meeting** via Zoom.
- Discussion about a potential Special Meeting on Thursday, October 29, 2026, via Zoom.

F. SWEARING IN

Township Professional(s)

G. MINUTES

- August 20, 2026 Regular Meeting

H. RESOLUTION TO AUTHORIZE EXECUTIVE SESSION TO DISCUSS LITIGATION; IF ADOPTED, THEN ADJOURN TO EXECUTIVE SESSION

I. RESOLUTIONS

- **ZB-25-08 127 Mitchell LLC** (Approved 7/16/2026)
512-516 Pleasant Valley Way
Block 154.06, Lots 11 and 12
Zone: B-2 General Business
Application seeking a D(2) use variance relief is required to permit the expansion of an existing non-conforming use was approved with conditions at the July 16, 2026, Regular Meeting.

J. APPLICATIONS

1.) ZB-26-02 Rhode

13 Porter Road

Block: 175.24 ; Lot: 3; Zone: R-6

Application for C Variance for building addition.

[9-11-2026 Municipal Engineer Memo - Z. Carballo](#)

[9-10-2026 Combined-Completeness-and-Board-Review-2 -M. Apte](#)

[Noticing--Docs from applicant](#)

[8-31-2026 - 13-Porter-Site-Plan-Updated - A. Gonzalez](#)

[7-14-2026 - Combined-Completeness-and-Board-Review - M. Apte \(Consultant Planner\)](#)

[6-26-2026 - Municipal Engineer Memo - Z. Carballo](#)

[6-5-26 - Updated-Radius-Map-13-Porter-Road](#)

[6-5-2026 - 13-Porter-Rd--Application-package-Updated](#)

[6-2-26 - Updated-Proof-of-taxes-paid](#)

[6-2-2026 - 13-Porter-Rd--Application-package](#)

2.) ZB-26-01 Grossman

Block: 146; Lot: 72; Zone: R-T

15 Alan Street

The applicant is proposing expansion of the existing detached garage located in the rear yard, which would be used for a home occupation by the Applicant to be used for vehicle parking on the first floor and hobby woodworking space on the 2nd floor.

[9-15-2026 -Board Planning Review-3 - M. Apte](#)

[9-4-2026 - Revised Planning Evaluation - P. Steck](#)

[9-3-26 - Notarized-Form](#)

[Amended-Notice-of-Public-Hearing-rd-9-3-26](#)

[buffer-report-7-20-26-used-rd-9-3-26](#)

[certified-mail-sept1-rd-9-3-2026](#)

[Proof-of-Publication-rc-9-3-2026](#)

[8-14-2026 - Municipal Engineer Memo - Z. Carballo](#)

[8-14-2026 - Consultant Planner Board-Review - M. Apte](#)

[7-20-2026 - buffer-report - Tax Assessor Department](#)

[7-20-2026 Verification of Taxes](#)

[7-18-2026 - Planning Evaluation- P. Steck](#)

[7-19-26 - Updated Variance Application](#)

[6-7-26 - Final-Plan-page-2](#)

[6-8-2026 - certified-mail-receipts](#)

[6-8-2026 - Notice-newspaper](#)

[6-7-2026- Variance-application](#)

[5-29-26 - Municipal Engineer Memo - Z. Carballo](#)

[5-19-2026 - Combined-Completeness-Board-Review - M. Apte](#)

[4-24-2026 - Municipal Engineer Memo - Z. Carballo](#)

[5-4-2026 - Soil-Movement-and-Erosion-Control-Plan - Yogi Engineering](#)

[4-26-26 - Tree-Protection-Plan - M. Grossman](#)

[5-6-2026 - Variance-application](#)

[5-6-26 Variance-Proposal](#)

[5-6-26 - Final-Plan](#)

[4-24-2026 - Municipal Engineer Memo - Z. Carballo](#)

[4-23-2026 - Combined-Completeness-Board-Review - M. Apte \(Consultant Planner\)](#)

[3-23-26 garage-plan-existing-elevation-no-house - M. Grossman](#)

[3-23-2026 - garage-plan-existing-elevation-with-house- M. Grossman](#)

[3-23-26 - Reasons-for-Relief - M. Grossman](#)

[3-23-26 - Variance-Proposal - Grossman](#)

[3-23-26 Plan-from-west - M. Grossman](#)

[3-23-26 - Plan-no-house - M. Grossman](#)

[3-23-26 - Plan-with-house-and-tree - M. Grossman](#)

[3-23-26 - Plan \(Full\) - M. Grossman](#)

[3-23-26 proposed-survey-overlay-with-tree](#)

[3-23-26 - Variance-application](#)

[2-27-26 GARAGE-EXPANSION-PERMIT-SET - Yogi Engineering](#)

[2-25-2026 - Property-Tax Confirmation](#)

[2-25-2026 - buffer-report - Tax Assessor Dept](#)

[11-19-2018 - Survey -](#)

3.) ZB-25-07 Mavis Tire

(Carried from 7/16/2026)

**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.

[8-28-26 -Planning-Review-4- C.Dochney](#)

[8-26-2026 Filing-letter w previous mtg exhibits frm L. John Basta to D. Chandler](#)

[8-24-26 - Updated-Landscape-Rendering - R. Ritchie](#)

[8-12-26 Updated-Rendering-and-Sight-Line - Larson Design Group](#)

[7-29-26 - Option-B-Building-Rendering-with-higher-parapet-and-view-from-2nd-floor-residence-behind -Larson Design Group](#)

[7-10-26-Planning-Review-3-C. Dochney](#)

[7-8-26 Consulting-Engineer-Review-4- R.MacNeill](#)

[6-26-26 Traffic-Study-revised - Dynamic Traffic](#)

[6-29-26 -Architectural-Plans-revised- Larson Design Group](#)

[6-28-26 - Acoustical-Analysis-resubmission-Ostergaard Acoustical Associates](#)

[6-30-26 - Filing-Letter-resubmission- L. John Basta to D.Chandler](#)

[5-22-2026-Email-Response-from-L-John-Basta-to-Consulting-Engineer](#)

[5-19-26-Engineering-Review-3 -J. Hess](#)

[5-18-26 Site-Plan-Rendering - R. Ritchie](#)

[2-12-26 Roof-Plan - Larson Design Group](#)

[5-15-26 - Transmittal-for-Exhibits -Dynamic\](#)

[5-18-26 - Aerial-Map-Exhibit - Dynamic Engineering](#)

[5-14-26 - Scanned-Roof-Plan-Signed-and-Sealed -Larson Design Group](#)

[5-18-26 - Affidavit-of-Proof-of-Publication-and-Service- L.John Basta](#)

[5-5-26 Response-Letter-Dynamic Engineering](#)

[4-27-26 - Prelim-and-Final-Site-Plans---Rev-2 -Dynamic Engineering](#)

[5-2026-Storm-Water-Management-Report - Dynamic Engineering](#)

[5-26 -Operations-and-Management-Manual- Dynamic Engineering](#)

[3-30-26 - Email Response to Engineering Review 2 - L. John Basta](#)

[3-30-26 - Email Response to Engineering Review - L. John Basta](#)

[03-25-26 - Planning-Review-2 - C. Dochney](#)

[03-25-26 - Consultant Engineering-Review-2 - J. Hess](#)

[3-24-26 - Forester-Memo-updated- W. Kipp](#)

[3-3-26 - Forrester-Report- W. Kipp](#)

[3-26 Tree-Removal-Report---Dynamic Engineering](#)

[Deed](#)

[Deed](#)

[2-26 - Tree-Removal-Report- Dynamic Engineering](#)

[2-2026 - Tree-Removal-Report-resubmission -Dynamic Engineering](#)

[2-12-26 - Traffic-Impact-Study-resubmission - Dynamic Engineering](#)

[2-26 - Stormwater-Permit-Application-resubmission - Dynamic Engineering](#)

[2-2026 - Stormwater-Management-Report-resubmission - Dynamic Engineering](#)

[2-2026- Stormwater-Management-Operation-and-Maintenance-Manual-resubmissionrcd-Dynamic Engineering](#)

[2-16-26 Site-Plans-revised-resubmission - Dynamic Engineering](#)
[2-17-26 - Planning-Report- C. Cofone](#)
[2-2026- List-of-Variances-and-Waivers-resubmission - Dynamic Engineering](#)
[2-2026- Grading-Checklist-resubmission](#)
[2-24-26 - Filing-Letter-resubmission - L. John Basta](#)
[2-12-26 - Architectural-Plans-resubmission- Larson Design Group](#)
[9-29-25 - CME Engineering -Review-1 - J. Hess](#)
[10-23-26 - CME Planning -Planning-Review-1 - C. Dochney](#)
[8-21-25 Corporate-Disclosure-submission](#)
[8-21-25 - Application-Filing-Planning-Report - E. Parlavecchio](#)
[8-21-25 Completed-Prelim-and-Final-Site-Plan-Checklist-submission](#)
[8-11-25 Executed-Tree-Removal-and-Replacement-Application-submission](#)
[Executed-Zoning-Board-Application-Form-submission](#)
[Completed-Sustainability-Checklist-submission](#)
[Traffic-Impact-Study-07-21-2025-submission](#)
[7-2025 - List-of-Variances-and-Waivers-submission](#)
[Prior-Resolutions-of-Approval-submission](#)
[Title-Documents-submission](#)
[7-2025 - Drainage-Statement- Dynamic Engineering](#)
[7-22-25 -Planning-Report-submission - C. Cofone](#)
[7-16-25 Site-Plan-Set-submission - Dynamic Engineering](#)
[7-9-25 200-Foot-List-submission](#)
[Verification-of-Taxes-Paid-07-08-2025-submission](#)
[6-30-25 Architectural-Plans-submission - Larson Design Group\](#)
[1-29-25 Geotechnical-Engineering-Report-Addendum-No-1--Results-of-Testing- ECS](#)
[12-10-24 - Geotechnical-Engineering-submission - ECS Mid Atlantic LLC](#)
[12-17-24 ALTA_NSPS-Survey-Last-Revised](#)

4.) ZB-24-16 Northfield Realty LLC

(Carried from 6/18/26)

81 Northfield Avenue

Block: 71.03; Lot: 43

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

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.

[9-15-2026 - CONSENT-TO-CONTINUANCE-EXTENSION-OF-HEARING - J. Spanarkel](#)

[6-8-26 -Noticing Docs](#)

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

[4-1-26 -Planning-Review-1- C. Dochney](#)

[4-1-26-email-from-J-Hess-to-DChandler-re-no-engineering-review](#)

[2-27-26 - Cover-Lettercd- J. Spanarkel](#)

[2-25-26 Property-Owners-List](#)

[10-8-99 - 81-Northfield-Survey](#)

[2-27-26 Traffic-Statement- Langan Engineering and Environmental Services](#)

[2-27-26 Planning-Report- Langan Engineering and Environmental Services](#)

[2-25-26 Taxes-and-Sewer-Payment-Confirmation](#)

[10-6-25 Letter-Requesting-Rescheduling-of-Hearing- J. Spanarkel](#)

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

[8-20-25 -Planning-Review-Rev-1- G. Wheatle Williams](#)

[4-7-2025 - Notarized Confirmation of Publication From NJ Advance Media \(Star Ledger\)](#)
[4-4-25 Letter frm J. Spanarkel, Esq to D. Chandler - Submitting-Proof-of-Mailing](#)
[4-4-25 -ZBA-Application-Supplemental-Submission- J. Spanarkel](#)
[4-4-25 -ZBA-Application-Aff-of-Mailing-and-Publication -J. Spanarkel](#)
[4-4-25 Supplemental-Submission - J. Spanarkel](#)
[4-2-25 --Aff-of-Mailing-and-Publication](#)
[1-14-25 -Consultant Planning-Review- G. Wheatle Williams](#)
[1-14-25 Planning-Review-- G. Wheatle Williams](#)
[11-12-24 - VERIFICATION-OF-TAX-AND-SEWER-CHARGES-PAID](#)
[11-12-24 - 200 ft Radius Map](#)
[11-4-24 Interpretation-Request-Application - J. Spanarkel](#)

ADJOURNMENT

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE *THURSDAY,*
*October 15, 2026, AT 8:00 PM.*****