



# 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](mailto: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 or Heyer, Gruel & Associates Consulting Planner  
Artheon, Consulting Engineer  
Zayibeth Carballo, Municipal Engineer*

### **DRAFT** **AGENDA**

#### **TOWNSHIP OF WEST ORANGE ZONING BOARD OF ADJUSTMENT REGULAR MEETING October 15, 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/87065696482?pwd=BUjW3J3myMI5ck2j451IHZcE1WU74m.1>

Join from PC, Mac, iPad, or Android:

Passcode: 314589

Webinar ID: 870 6569 6482

Dial In: 309 205 3325

*(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:     October 29, 2026 (Special Meeting)  
                              November 19, 2026 (Regular Meeting)  
                              December 17, 2026 (Regular Meeting)

**F. SWEARING IN**

Township Professional(s)

**G. MINUTES**

- September 17, 2026, Regular Meeting
- September 17, 2026, Executive Session

**H. RESOLUTIONS**

- **ZB-26-02 Rhode** **(Approved 9/17/2026)**  
**13 Porter Road**  
**Block: 175.24 ; Lot: 3; Zone: R-6**  
Application for C Variance for building addition was approved with conditions at the September 17, 2026, Regular Meeting.  
[9-18-2026 Response- to Municipal Engineer - R. Vollmar](#)  
[9-2026 - Site-plan-Updated - F. Cunha](#)
- **Adopt 2027 Meeting Schedule**

**I. APPLICATIONS**

- 1.) **ZB-26-03 - WO Plaza**  
**235 Prospect Avenue**  
**Block:152.01 Lot: 1445 &14485.05**  
**Zone: P-C**  
Interpretation of the Zoning Code's definitions for "fast food restaurant" and "restaurant" and the addition of a definition for "fast casual restaurant," in order to permit several proposed food establishments in the Planned Commercial (P-C) Zone.  
[9-15-2026 - Planning-Review - M. Apte](#)  
[8-18-2026 - VERIFICATION-OF-TAX-AND-SEWER-CHARGES-PAID](#)  
[8-17-2026 - 200 Ft Radius Map](#)  
[7-30-2026 - Interpretation-submission- G. Meese](#)
- 2.) **ZB-25-10 Seton Hall Preparatory** **(Carried from 8/20/2026)**  
**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.  
[8-18-26 - Filing-Letter-Adjournment-Request-August - E. Parlavecchio](#)  
[5-22-2026-Response-From-Consulting-Professionals-re-letter-from-applicant-counsel](#)

[5-22-2026 - Filing-Letter-removal-of-sports-lights](#)  
[5-20-2026 - Filing-Letter--Legal-Affidavit---Star-Ledger-Seton-Hall](#)  
[5-19-2026 - Engineer-Review-2 - J. Hess](#)  
[5-18-2026 - Affidavit-of-Proof-of-Publication-and-Service- - E. Parlavecchio](#)  
[5-12-2026 - Filing-Letter-resubmission---revised-plans-and-response-letter - E.Parlavecchio](#)  
[2-18-2026 - Heintz-and-Fiore-LLC-Response-Letter - D. Fiore](#)  
[Completed-Checklist-resubmission \(rcd 5-12-2026\)](#)  
[2-12-2026 - Revised-Site-Plan-Set- D. Fiore](#)  
[5-15-2026-email-from-CDochney-to-DChandler-no-update-of-Planning-Review-rcd-5-15-2026](#)  
[3-5-2026 CDochney email to DChandler cf of no need for Site Plan Review Advisory Board \(SPRAB\)](#)  
[3-4-2026 -Planning-Review-1- C. Dochney](#)  
[26-02-12-Engineering-Memorandum- J. Hess](#)  
[1-9-2026 - Planning-Report- J. McDonough](#)  
[Completed-Checklist-submission](#)  
[Prior-Resolutions-of-Approval-submission](#)  
[Completed-Sustainability-Checklist-submission](#)  
[7-10-2025 -200-Foot-List](#)  
[Verification-of-Taxes-07-10-2025-submission](#)  
[7-10-2025 - ZB-23-09-Seton-Hall-Preparatory---Resolution-submission](#)  
[7-10-2025 -REVISED-Executed-Application-with-Attachment-submission](#)  
[5-21-2025 - Executed-Application-with-Attachment-submission](#)  
[5-21-2025 Architectural-Plans- D. Fiore](#)

### 3.) ZB-25-11 Perez

(Carried from 8/20/2026)

#### 66 Whittlesey Avenue

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

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.

[8-20-2026 - Ltr-req-adjourment-to-October-15-2026-meeting -M. Piromalli](#)  
[8-10-2026 - Ltr-enc-affidavits-of-mailing-and-publication - M. Piromalli](#)  
[8-6-2026 -Affidavit-of-Mailing](#)  
[8-4-2026 - Affidavit-of-Publication-](#)  
[5-18-2026 -Planning-Review-2 - C. Dochney](#)  
[5-17-2026 - Engineering-Memorandum-2- J. Hess](#)  
[5-1-2026 - Ltr-submitting-revised-plans-to-zoning-board - M. Piromalli](#)  
[5-14-2026 - Architectural-Floor-Plans-and-Elevations - J. Molinari \(Weltz Architecture\)](#)  
[5-1-2026-Engineering-Plan - P. Daniele \(EKA Associates\)](#)  
[4-17-2026 - Response-letter-from-project-engineer-re-revisions-to-the-plans -P. Daniele](#)  
[4-3-2026 - Vehicle-Turning-Exhibit-P. Daniele \(EKA Associates\)](#)  
[2-9-2026 - CME-Planning-Review-2 - C. Dochney](#)  
[2-6-2026--CME-Planning-Review-1 - C. Dochney](#)  
[2-4-2026 -Memorandum-Engineering- J. Hess](#)  
[1-5-2026 - Ltr-submitting-applicant-planning-reports - M. Piromalli](#)  
[12-30-2026 - Applicant-Planning-Report - W. Stimmel](#)

[9-26-2025 - Ltr-submitting-initial-zoning-board-application-packages - M. Piromalli](#)  
[9-24-2025 - Zoning-Board-Application-exe](#)  
[9-15-2025 - Architectural-Floor-Plans-and-Elevations - J. Molinari \(Weltz Architecture\)](#)  
[9-5-2025- 200-Foot-List-with-utilities](#)  
[8-28-2025-Property-Tax-Certification](#)  
[8-25-2025 - Proposal - M. Piromalli](#)  
[7-7-2025--Engineering-Plan - J. Bachi \(EKA Associates\)](#)

## **ADJOURNMENT**

**\*\* THE NEXT SPECIAL ZONING BOARD MEETING WILL BE *THURSDAY,*  
*OCTOBER 29, 2026, AT 8:00 PM.*\*\***

**\*\* THE NEXT REGULAR ZONING BOARD MEETING WILL BE *THURSDAY,*  
*November 19, 2026, AT 8:00 PM.*\*\***