TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

Zoning Board of Adjustment

SUSAN McCARTNEY
Mayor

DIANA L. CHANDLER
Zoning Board Secretary

Tel: (973) 325-4108

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 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=BUjW3J3myMl5cK2j451IHZcE1WU74m.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**
- **Contract for Zoning Board of Adjustment Attorney**

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.
10-1-2026 - Property-owner-notice - G. Meese Esq.
8-17-26 - PO-list-blk-15201-lot-1445-and144505-81726 - Used For Mailing
10-2-2026 - Certified-mail-receipts
10-1-2026 - Affidavit-of-Publication
10-2-2026 - Aff-of-mailing - J. Gutierrez
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-adjournment-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.****