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

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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 or Heyer,Gruel & Associates Consulting Planner
Artheon, Consulting Engineer
Zayibeth Carballo, Municipal Engineer

AGENDA
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT REGULAR MEETING
November 19, 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/81820376841?pwd=LGKuBLA6WHtFQzC7ecmXRr1TWXeEMi.1
Join from PC, Mac, iPad, or Android:
Passcode: 651242
Webinar ID: 818 2037 6841
Dial In: 312 626 6799
(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: December 3, 2026 (Special Meeting)
December 17, 2026 (Regular Meeting)
January 21, 2027 (Regular Meeting)

- At the request of the applicant, **ZB-25-10 Seton Hall Preparatory (700 Prospect Avenue)** is carried with preservation of notice to the **January 21, 2027, Regular Meeting** via Zoom.

F. SWEARING IN

Township Professional(s)

G. MINUTES

- October 15, 2026 Regular Meeting
- October 15, 2026 Executive Session
- October 29, 2026 Special Meeting

H. RESOLUTIONS

- **ZB-26-03 - WO Plaza** **(Approved 10/15/2026)**
  235 Prospect Avenue
  Block:152.01 Lot: 1445 &14485.05
  Zone: P-C
  The application requesting Interpretation of the Zoning Code's definitions for "fast food restaurant" and "restaurant" in order to permit several proposed food establishments in the Planned Commercial (P-C) Zone was heard and the establishments were determined to be "restaurants" under the current provisions of the Code at the October 15, 2026, Regular Meeting.

I. APPLICATIONS

1.) ZB-26-01 Grossman **(Carried from 9/17/2026)**
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.
11-17-2026---Forestry-Email---W-Kipp
11-6-2026 - Engineering Memo 4 - Z. Carballo
10-27-26---Ltr-of-Transmittal---Blue-Line-Stone-Home-and-Engineering
10-26-26---Drainage-Plan---R-Vollmar
10-27-26-Memo-Ltr-to-Z-Carballo--R-Vollmar
9-21-2026---Consent-to-Continuance---M-Grossman
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-rcd-9-3-26

buffer-report-7-20-26-used-rcd-9-3-26
certified-mail-sept1-rcd-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 -

2.) ZB-25-10 Seton Hall Preparatory **(Carried from 10/29/2026)**
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.
10-29-2026 Filing-Letter-Adjournment-Request- E. Parlavecchio
10-13-2026 - Filing-Letter-Adjournment- E. Parlavecchio
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-24-18 MVega LLC (Carried from 8/20/26)
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.
10-7-2026---Email-of-no-update-to-Forestry-Memo---W-Kipp
9-24-2026---Email-from-C-Dochney-to-D-Chandler-re-no-new-Planning-Memo---C-Dochney
8-27-2026 - Planning-Report-J. McDonough
8-24-2026 -CONSENT_TO_CONTINUANCE_EXTENSION_OF_HEARING_FORM - R. Donat
8-10-2026 - Notice-Package-Submission--T. Garlick

4-24-2026 - CDochney-email-to-DChandler-stating-of-no-need-for-SPRAB
4-24-2026 --Planning-Review-Letter-1- C. Dochney
26-04-09-Engineering-Review-4-J. Hess
3-24-2026 - Certification-of-Taxes-Paid---Lots-7503-and-81
3-25-2026 - UPDATED-200-FOOT-LIST---66-FRANKLIN-AVENUE
3-23-2026 -VERIFICATION-OF-TAX-AND-SEWER-CHARGES-PAID---Lot-79
2-3-2026-TAR--Traffic-and-Parking-Assessment-Stonefield Engineering
9-11-2025 - Planning-Review-Memo- G. W. Williams
8-11-2025 - Engineering Memorandum- J. Hess
6-5-2025-Completeness-Memo- G. W. Williams
7-20-2025 - Application--Sustainability-Checklists
7-20-25 - Cover-Letter-in-Response-to-Review-Letter - R. Donat
7-20-2025 - -Justification-for-Relief Ltr - R. Donat
5-5-2025 - Completeness-Memo--- EDeline GWWilliams
4-25-2025- Engineering Review-2- J. Hess
3-28-2025 -Response-to-Completeness- R. Donat
02-19-25-CME-Letter-1-J. Hess
2-19-2025-Completeness-Memo--EDeline and GWWilliams
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
12-30-24 - Trucking-Information
10-23-2024- Submitted-Application-R. Donat
10-8-2024 -Preliminary-and-Major-Final-Site-Plan- A. Savitz
10-21-2024 -Photo-Exhibit-A. Savitz
3-19-2024 - Property-Survey - T. Miller
10-8-2024 - Stormwater-Statement - Stonefield Engineering
10-8-2024- Solid-Waste-Management-Plan-Stonefield Engineering
10-8-2024-List-of-Required-Regulatory-Approvals- Stonefield Engineering
10-8-2024-Truck-Turn-Exhibit - A. Savitz
6-28-2021 -Property-Survey - T. Miller

J. ADJOURNMENT

THE NEXT SPECIAL MEETING WILL BE THURSDAY, DECEMBER 3, 2026, AT 8:00 PM. FOR ZB-25-07 Mavis (460 Prospect Avenue)

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