

NOTICE OF PUBLIC HEARING
ZONING BOARD OF ADJUSTMENT — TOWNSHIP OF WEST ORANGE

Application No. ZB-26-01

PLEASE TAKE NOTICE that the Zoning Board of Adjustment of the Township of West orange will hold a public hearing on Thursday **September 17, 2026 at 8 p.m.**, or as soon thereafter as the matter may heard, to consider the amended application of Max Grossman (the “Applicant”), the owner of the property located at 15 Alan Street, West Orange, New Jersey, designated as Block 146, Lot 72 on the Township tax map and situated in the R-T zone district (the “Property”). The hearing will be held via the Zoom link below.

The Applicant proposes to reconstruct the existing garage and to construct in its place a two-story accessory building to be used as a personal workshop with occasional vehicle parking and for a home occupation consisting of woodworking and related craft fabrication conducted by the resident Applicant. No customers, clients, or members of the public will visit the Property in connection with the home occupation; all sales will occur off the premises; there will be no nonresident employees and no exterior signage or display.

In connection with the foregoing, the Applicant seeks the following relief from the Board:

1. **A use variance pursuant to N.J.S.A. 40:55D-70(d)(1)** to permit a home occupation (woodworking and related craft fabrication) to be conducted within the proposed detached accessory structure, whereas Township Ordinance §25-9.9(b)(1) permits a home occupation only within the principal structure;
2. **Bulk (“c”) variances** from: (i) §25-8.1(f), to permit an accessory building of two (2) stories and approximately 20.6 feet in height, whereas a maximum of one and one-half (1½) stories and fifteen (15) feet is permitted; (ii) §25-8.1, to permit an accessory-structure rear-yard setback of approximately 4.65 feet, whereas five (5) feet is required (improving the existing nonconforming setback of approximately ten (10) inches); (iii) §25-7.1, to permit maximum lot coverage of approximately 60.6%, whereas a maximum of 55% is permitted (reducing the existing lot coverage of approximately 61.5%); and (iv) §25-8.2(c), to permit a roof overhang projecting approximately 3’11” into a required yard, whereas a maximum projection of two (2) feet is permitted; (v) §25-8.1(f), to increase the existing building coverage of the minimum required 1200 sq ft rear yard from 343sq ft (29%) to 499sq ft (42%), and
3. Such other variances, exceptions, design waivers, interpretations, continuations of any pre-existing nonconformity, and other relief as the Board may deem necessary or appropriate in connection with the application, whether or not enumerated herein.

The application, plans, and all supporting documents and maps are on file in the office of the Secretary of the Zoning Board of Adjustment, West Orange Town Hall, 66 Main Street, West Orange, New Jersey, and are available for public inspection during regular business hours via appointment for at least ten (10) days prior to the hearing date.

Any interested person may appear at the hearing via zoom to be heard with respect to this application. The hearing may be continued or adjourned from time to time without further notice other than announcement at the hearing.

Zoom Link: <https://us02web.zoom.us/j/82933411736?pwd=ff1h5clvyBdOKVloJkhqw9jH2yUXcN.1>

Passcode: 003416

Webinar ID: 829 3341 1736

Dail In: 646 558 8656

Max Grossman, Applicant

15 Alan Street, West Orange, NJ 07052

Dated: 8/20/2026