

**AGENDA
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT MEETING**

December 16, 2021

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://us06web.zoom.us/j/85200112752?pwd=VFRqTXk5cjNEcG9ZMnpGVVRkWmZoUT09>

Or Telephone: Dial: US: 1-646-558-8656 Webinar ID: 852 0011 2752 Password: 980265

*(Draft agenda is subject to change. For those persons having technical difficulties, please call
862-216-0144.)*

A. NOTICE

Notice of this meeting was given to the Township Clerk, the West Orange Chronicle and the Star Ledger, and posted on the Township Bulletin Board in accordance with the “Senator Byron M. Baer Open Public Meetings Act.”

B. PLEDGE OF ALLEGIANCE

C. OPENING STATEMENT

D. ROLL CALL

Jerome Eben, Philip D. Neuer, Bart Quentzel, Jonathan Redwine, Peter Ricci,
Irv Schwarzbaum, William Steinhart, Dr. Michael Straker, M. Sussman, Alice Weiss

E. ANNOUNCEMENTS

Meetings: January 20, 2022 (regular)
 February 17, 2022 (regular)
 March 24, 2022 (regular)

- **ZB 21-01 M Vega Investments LLC/66 Franklin Avenue** is being carried to the January 20, 2022 Regular Meeting. No further notice required.

F. SWEARING IN

Township Professional(s)

G. APPLICATIONS

1. ZB 21-13 Panorama LLC – Chit Chat Diner (Carried from 11/18/2021 Meeting)

410 Eagle Rock Avenue

Block 109 & 111; Lots 1.01 & 1.05

Applicant proposes to add rear deck to existing restaurant with an Amended Site Plan and C1 and C2 variances.

[Deck](#)

[Planning Director Memo](#)

[Signed Plans](#)

[Full Application and Contents](#)

[Signed SP5 Lighting Plan Rev. #1](#)

[Letter of Transmittal 11/8/2021](#)

[Deck Rendering \(deck-24-9\)](#)

[Architectural Rendering \(deck-24-10\)](#)

[Architectural Rendering \(deck-24-10-10\)](#)

[Architectural Rendering \(deck-24-11\)](#)

[Architectural Rendering \(deck-24-12\)](#)

[Lighting Plan \(Dated 11-8-2021\)](#)

2. ZB 21-19 Alleyne/7 Deerfield Drive

(Carried from 11/18/2021)

7 Deerfield Drive

Block 151.03; Lots 17; Zone R6

Applicant requests C1 variance with exceptional situation to expand living space into the garage area.

[Zoning Board Application](#)

[Planning Director Memo](#)

[Verification of Taxes & Sewer Charges Payment](#)

[Garage Conversion 1](#)

[Garage Conversion 2](#)

3. ZB 21-20 Gurrieri/9 Lowell Avenue

9 Lowell Avenue

Block: 46; Lot: 6; Zone: R-5

Seeking “c” variances for already constructed improvements.

[Variance Application](#)

[Property Survey](#)

[Planning Director Memo](#)

[Resubmission](#)

4. ZB-20-16/PS Atlantic Coast, LLC

(Carried from 10/28/2021 Meeting)

424 Eagle Rock Avenue

Block: 111; Lot: 1.08; Zone: B-2

Prelim. & Final Site Plan Approval w/variances to construct a storage unit facility

[Architectural Plans- Resubmission Set \(Dated 3-26-2021\)](#)

[Site Plans Resubmission Set \(Dated 3-26-2021\)](#)

[Filing Letter \(Dated 12-4-2020\)](#)

[10% Disclosure](#)

[Completed Checklist & Sustainability Form](#)

[Fully Executed Application](#)

[Planning & Zoning Report \(Dated 11-19-2020\)](#)

[Site Plans \(Dated 11-19-2020\)](#)

[Stormwater Report \(November 2020\)](#)

[Completed Tree Removal Permit](#)

[Property Owners List](#)

[Property Survey](#)

[Written Proposal](#)

[Town Engineer LTE Review \(Dated 5-18-2021\)](#)

[Town Engineer Memo to WO Zoning Board - Review #1 \(Dated 5-18-2021\)](#)

[Landscape Plan \(Dated 11-19-2020\)](#)

[Aerial View \(Dated 11-19-2020\)](#)

[Site Layout Plan \(Dated 11-19-2020\)](#)

[Architectural Package \(Dated 3-26-2021\)](#)

[Environmental Impact Statement \(Dated 8-6-2021\)](#)

[Traffic Generation Report \(Dated 7-21-2021\)](#)

[Engineering Response Letter \(Dated 8-9-2021\)](#)

[Site Plans \(Dated 3-26-2021\)](#)

[Stormwater Management and Engineer's Report \(August 2021 Revision\)](#)

[Planning Director's Memo \(Dated 8-13-2021\)](#)

[Traffic Report \(Dated 7-21-2021\)](#)

[Engineering Response Letter \(Dated 8-26-2021\)](#)

[Engineering Site Plans \(11-19-2020\)](#)

[Traffic Report 7/21/2021](#)

[Planning & Zoning Report \(Revised 8-25-2021\)](#)

[Stormwater Management System Operation and Maintenance Manual \(August 2021\)](#)

[Planning Director Memo \(Updated 8-30-2021\)](#)

[Town Engineer Review Letter \(Dated 8-23-2021\)](#)

[Fully Executed Application and Attachment](#)

[Geophysical Survey \(Dated 2-8-2021\)](#)

[Geotechnical Engineering Exploration and Analysis \(Dated 10-13-2020\)](#)

[OPRA Request Submitted \(Dated 9-10-2021\)](#)

[10% Disclosure Updated](#)

[Town Engineer Engineering Review #3 \(Dated 9-21-2021\)](#)

[West Orange Easement \(Dated 1959\)](#)

[Stormwater Management & Engineer's Report \(Revised August 2021\)](#)

[Geotechnical-Engineering-Exploration--Analysis-Report-Dated-10-13-2020](#)

[Planning-/Zoning Report Revision-Date-10-14-2021](#)

[Preliminary--Final-Site-Plans-Revision-Date-10-14-2021](#)

[Stormwater-Management-and-Engineer-Report-Revision-Date-October-2021](#)

[10% Disclosure-updated 09/10/21](#)

[License Provision of Executed-PSA-424 Eagle-Rock----20200824](#)

[Response for Request for Government Records \(Dated 9-10-2021\)](#)

[Consent to Continuance](#)

[Architectural Plans 9/24/2021](#)

[Daikin Submittal Data Sheet \(24 Ton VRV-IV Heat Pump Unit\) \(Submitted 10-15-2021\)](#)

[Daikin Submittal Data Sheet \(16 Ton VRV-IV Heat Pump Unit 460V\) \(Submitted 10-15-2021\)](#)

[Outdoor Unit Single Zone Heat Pump Ductless System \(Submitted 10-15-2021\)](#)

[Architectural Plans Resubmission 12/6/2021](#)

[Environmental Impact Statement \(Revised 12-6-2021\)](#)

[Resubmission Letter \(Dated 12-6-2021\)](#)

[Architectural Plans Resubmission Set 12/6/2021](#)

[Planning/Zoning Report Revised 12/6/2021](#)

[Preliminary Final Site Plans Revised 12/6/2021](#)

[Recorded Deed- ability to public to park at Boland Drive \(submitted 12-6-2021\)](#)

[Site Plan Resubmission Dated 12/6/2021](#)

[Planning Director Memo \(Dated 12-15-2021\)](#)

[Colorized Site Plan Rendering Dated 12/6/2021](#)

[Storm Water Report Revised 12/2021](#)

H. ADJOURNMENT