

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

**February 17, 2022**

**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/86888448556?pwd=Z0lZRFRdaWmV4Q1dwSWlhNTE4NFdpZz09>

**Or Telephone: Dial: US: 1-646-558-8656 Webinar ID: 868 8844 8556 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, Dr. Michael Straker, M. Sussman, Alice Weiss

**E. ANNOUNCEMENTS**

- Future Meetings:                   March 24, 2022 (regular)  
  April 28, 2022 (regular)  
  May 19, 2022 (regular)
  
- **ZB 21-22 19 Wheatland LLC** is being carried to the **March 24, 2022 Regular Meeting.**
- **ZB 21-23 Sai Hira Ram Trust, Inc.** is adjourned to the **March 24, 2022 Regular Meeting.**
- **ZB 21-01 M Vega Investments LLC/66 Franklin Avenue** is being adjourned to the **April 28, 2022 Regular Meeting.**

## F. ANNUAL REPORT

## G. SWEARING IN

- Township Professional(s)

## H. APPLICATIONS

### 1. ZB-20-14/E&J Masonry Supply Inc. (Carried from 1/20/22 Meeting)

**Block: 2; Lot: 43.01 & 50; Zone: R-T**

**15-19 Meeker Street**

**Seeking a “d” and “c” variances major site plan approval.**

[Application Packet](#)

[Planning Director Memo \(Dated February 11, 2021\)](#)

[Planning & Zoning Report \(Dated January 29, 2021\)](#)

[Stormwater Management Report \(Revised January 2021\)](#)

[Engineering Site Plan \(Dated November 2, 2020\)](#)

[Resubmission Cover Letter \(Dated February 5, 2021\)](#)

[Meeker Street Addition 01-A1 \(Revision Date January 26, 2021\)](#)

[Meeker Street Addition 01-A2 \(Revision Date January 26, 2021\)](#)

[CME Engineering - Review#1 \(Dated March 12, 2021\)](#)

[NJ Department of Environmental Protection Application](#)

[Engineering Plans \(Revision Date April 5, 2021\)](#)

[Resubmission- Cover Letter \(Dated April 5, 2021\)](#)

[Storm Water Management Report \(Revised April 2021\)](#)

[Boundary and Topographic Survey \(Dated March 22, 2020\)](#)

[CME Engineering - Review \(Dated April 7, 2021\)](#)

[Architectural Plan \(Revision April 15, 2021\) A-02](#)

[Architectural Plan \(Revision April 15, 2021\) A-1](#)

[Revised Plans \(Cover Letter dated June 2, 2021\)](#)

[Proposed First & Second Floor Plans and Elevations \(Dated December 16, 2019\)](#)

[Cover Letter \(Dated July 28, 2021\)](#)

[Engineering Plans \(Revision Date July 26, 2021\)](#)

[Dump Truck Circulation Exhibit II \(Dated June 15, 2021\)](#)

[Dumpster Roll Off - Exhibit III \(Dated July 26, 2021\)](#)

[Grading, Drainage, Utility Plan, and Removals Plan \(July 8, 2021 Revision\)](#)

[FHA Flood Storage Plan \(Tin Method\) With Elevation Banding \(Revision Dated July 8, 2021\)](#)

[Existing Flood Hazard Area Plan \(July 9, 2021 Revision\)](#)

[Proposed Flood Hazard Area Plan \(Revision Dated July 9, 2021\)](#)  
[New Jersey Department of Environmental Protection Watershed & Land Management \(Verification and IP Approval\)](#)  
[Planning Director Memo Updated 10/12/2021](#)  
[Cover Letter from L Criangle \(Architect\) \(Dated September 2, 2021\)](#)  
[Roof Top Performance Data \(Dated March 30 2020\)](#)  
[Trane Y4C As Built Drawings for unit \(Created October 5, 2021\)](#)  
[ZB 20-14 Architectural Plans Meeker Addition \(9-2-2021 Revision\)](#)

**2. ZB-21-08/Main West Orange LLC** (Carried from 1/20/22)

**Block: 116; Lot:53, 53.01 & 55; Zone: B-1 &R-T  
257-259 Main Street**

**Seeking site plan approval with “d” variance to convert existing 2 attached buildings which vary in height into one 4 story building.**

[Incompleteness Letter Response](#)

[Incompleteness Response 1](#)

[Application and Plans](#)

[Tax Collector- Verification of Taxes and Sewer](#)

[Planning Director Memo \(Dated September 10, 2021\)](#)

[Response to SPRAB 9/8/2021](#)

[Township Engineer Review #1 Dated 9/28/2021](#)

[SPRAB Report](#)

[DWOA Letter of Approval \(Dated 1-20-2022\)](#)

[Consent to Continuance](#)

[Traffic & Parking Study Rev 1](#)

[WO Revised Traffic Study](#)

[Letter of Substitution Regarding Firm Name Change Dated 2/14/2022](#)

**I. ADJOURNMENT**