

**MINUTES
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
December 15, 2016**

The West Orange Zoning Board of Adjustment held a regular meeting on December 15, 2016 commencing 8:00 PM at 66 Main Street, West Orange, N.J. in Council Chambers.

Chairman Neuer called the meeting to order at approximately 8:00 P.M. It was announced that notification 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."

Chairman Neuer announced that a digital tape recording system is being utilized to record the proceedings of the meeting and instructed the general public on how the audio of the proceedings may be reviewed or obtained.

Chairman Neuer asked everyone to stand for the Pledge of Allegiance.

Alice Beirne, Esq., Board Attorney, read the Opening Statement.

PRESENT: B. Buechler, D. Gabry, P. Neuer, B. Quentzel,
F. Sanders, M. Straker, A. Weiss

ABSENT: D. Nash (excused)
I. Schwarzbaum (excused)
W. Steinhart (excused)
M. Sussman (excused)

ALSO PRESENT: Alice Beirne, Esq., Board Attorney
Rose DeSena, Board Secretary

ANNOUNCEMENTS

Future Meetings: January 19, 2017 (regular meeting)
February 16, 2017 (regular meeting)
March 16, 2017 (regular meeting)

SWEARING IN

Ms. Beirne swore in Fred Sanders and Dr. Michael Straker as new members of the Zoning Board of Adjustment.

MINUTES

November 17, 2016 (regular meeting)

Chairman Neuer stated that he and Vice Chairman Buechler submitted their comments to the Board Secretary for the minutes of the November 17, 2016 regular meeting.

Chairman Neuer asked the Board Members if they had any additional comments; there were none.

Chairman Neuer asked for a motion to approve the minutes of the November 17, 2016 regular meeting.

Vice Chairman Buechler made a motion to approve the minutes of the November 17, 2016; Ms. Gabry seconded the motion and all were in favor.

Mr. Sanders and Dr. Straker were present but did not vote on the minutes.

RESOLUTIONS

- 1. **ZB-16-10/Luedders & Pijewski** **Approved 11/17/16**
 Block: 49; Lot: 14; Zone: R-5
 49 Winding Way
 Seeking two "c" variances for the rear and side front yard setback for the
 Construction of a two car garage.

Chairman Neuer stated that he submitted his comments to Ms. Beirne for this resolution.

Ms. Beirne stated that she had one additional change to the resolution on page three (3) paragraph c. She said that it should read "a minimum of one parking space for a single family detached dwelling to be provided in a garage".

Chairman Neuer asked if any other Board Member had any comments for this resolution; there were none.

Chairman Neuer asked for a motion to adopt the resolution with said revisions.

Ms. Gabry made a motion to adopt the resolution with said revisions and Vice Chairman Buechler seconded the motion.

The vote was as follows:

Buechler	Yes	Schwarzbaum:	-
Gabry:	Yes	Steinhart:	-
D. Nash:	-	Straker:	-
Quentzel:	-	Sussman:	-
Sanders:	-	Weiss:	-
		Chairman Neuer:	Yes

APPLICATIONS

1. **ZB-16-13/H & L Orange, LLC**

Block 78.02 & 71.02; Lots: 103,1 & 1.02; Zone: R-G

160 Randolph Place

Seeking a one year extension of prior approval for an amended site plan with variances.

Robert C. Williams, attorney for the applicant, approached the podium and detailed the application.

Mr. Williams stated that the applicant was approved to provide additional off street parking for an existing apartment complex in 2014. He said that the approval was given to the prior owners of the property and his clients purchased the property in December, 2016.

Mr. Williams stated that the new owners were unaware of the prior approval; he said that when they did become aware of it they approached him so that they could ask for an extension of time.

Mr. Williams stated that under the Township ordinance the approval will expire soon so the applicant is asking for a one year extension so that the work can be completed in the spring of 2017.

Chairman Neuer stated that he did not see any changes to the prior approval and asked Mr. Williams if that was correct; he said yes.

There were no questions for Mr. Williams from the Board Members or the Board Professionals.

Vice Chairman Buechler stated for the record that there were no members of the public present at this hearing.

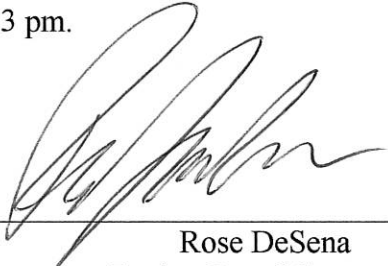
Chairman Neuer made a motion to approve the extension and Ms. Gabry seconded the motion.

The vote was as follows:

Buechler	Yes	Schwarzbaum:	-
Gabry:	Yes	Steinhart:	-
D. Nash:	-	Straker:	Yes
Quentzel:	Yes	Sussman:	-
Sanders:	Yes	Weiss:	Yes
		Chairman Neuer:	Yes

The meeting was adjourned by Chairman Neuer at 8:13 pm.

Adopted: January 19, 2017

 1/20/17

Rose DeSena
Zoning Board Secretary