

AGENDA
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT MEETING

June 18, 2020

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/88103734548?pwd=cnlHamJrY2J6T0RMZXl0ckVoUGVhZz09>

Or

Telephone: Dial: US: 1-646-558-8656

Webinar ID: 881 0373 4548

Password: 393488

If you are experiencing issues joining, please email rdesena@westorange.org

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, Deborah Gabry, Philip D. Neuer, Lorie-Anne Phillips, Bart Quentzel, Jonathan Redwine, Irv Schwarzbaum, William Steinhart, Dr. Michael Straker, M. Sussman, Alice Weiss

E. ANNOUNCEMENTS

Meetings: July 16, 2020 (regular meeting)
 August 20, 2020 (regular meeting)
 September 17, 2020 (regular meeting)

F. MINUTES

Adopt: May 21, 2020 (regular meeting)

G. SWEARING IN

Township Professional

H. RESOLUTIONS

- 1. ZB-20-01/Luxenberg** **Approved on 5/21/2020**
Block: 17610; Lot: 10; Zone: R-5
17 Crestwood Drive
Seeking a “c” variance for front yard setback to extend the existing dining room

I. APPLICATIONS

- 1. ZB-20-02/Odegov** **Carried from 5/21/2020**
Block: 175.22; Lot: 9; Zone: R-6
48 Sunnyside Road
“c” side yard variance to extend an existing driveway
[Plans ZB-20-02/Odegov](#)
[Plg Dir Memo ZB-20-02 - Odegov](#)
[ZB-20-02 Odegov - Zoning Board application](#)
[ZB-20-02 Odegov - revised site plan with calculations](#)
[Planning Director's Memo Revised](#)
- 2. ZB-20-03/Harvey Mgmt. Corporation**
Block: 152.22; Lot: 1422; Zone: R
432 Pleasant Valley Way
Seeking a “d” and “c” variances for modifications to an existing fast food restaurant.
[Harvey Management-Zoning Board Application](#)
[Harvey Management- CME Review Memo #1](#)
[Planning Director Memo](#)
[Applicant's Planning Report](#)
[Sign Location Plan](#)
[Floor Plans](#)
[Site Plan](#)

[Colorized Architectural Plans](#)

[Planning Director's Memo- REVISED](#)

3. ZB-19-10/955 Pleasant Valley Way, LLC

Block: 172.02; Lots: 8.01 & 8.03; Zone: B-2

955 & 963 Pleasant Valley Way

Seeking “d” use and height variances and “c” variances and preliminary and final major site plan approval to construct a four (4) story self-storage facility.

[Executed Application](#)

[Site Plans](#)

[Stormwater Report](#)

[Traffic Assessment Letter Report](#)

[Parking Memorandum](#)

[West Orange Cover Sheet](#)

[Basement Plans](#)

[First Floor Plans](#)

[Second & Third Floor Plans](#)

[Fourth Floor Plans](#)

[Elevations](#)

[Applicant's Professional Planners Report](#)

[Revised Cover Sheet](#)

[Revised Elevation Plan](#)

[Revised Lower Cellar Plan](#)

[Revised Office Plan](#)

[Revised Roof Plan](#)

[Revised Third Floor Plan](#)

[Revised Upper Cellar Plan](#)

[Site Plans Actual](#)

[Revised 1st & 2nd Floor Plans](#)

[Planning Directors Memo REVISED](#)

[Township Forester Review](#)

Township Consulting Engineer [Review Memo](#)

[Ariel Exhibit](#)

[Colorized Site Plan Exhibit](#)

[Mean Grade Exhibit](#)

[Site Plans REV 2 Exhibit](#)

[Steep Slopes Plan Exhibit](#)

[Street View From Above Exhibit](#)
[East Above REVISED Exhibit](#)
[Sustainability Checklist Exhibit](#)

J. ADJOURNMENT