

DRAFT

AGENDA

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

August 20, 2020

8:00 P.M.

Will be held virtually:

<https://us02web.zoom.us/j/86344626170?pwd=aVBVVINOdVNHcUYzS2FINS94dzNsZz09>

Telephone – Dial US: 1-646-558-8656

Webinar ID: 863 4462 6170

Password: 766743

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, Bart Quentzel, Jonathan Redwine,
Irv Schwarzbaum, William Steinhart, Dr. Michael Straker, M. Sussman, Alice Weiss

E. ANNOUNCEMENTS

Future Meetings: August 20, 2020
September 17, 2020
October 15, 2020

F. MINUTES

Adopt: July 16, 2020

G. SWEARING IN

Township Professionals

H. APPLICATIONS

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

Carried from 7/16/2020

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](#)
[Traffic Parking Assessment Letter](#)
[Environmental Status of Former Gas Station Site Section Exhibit](#)
[Solid Waste Management Statement](#)
[Revised Site Plan 3](#)
[Truck Turning Exhibit](#)
[Consulting Engineer's Review Memo #2](#)
[Operations Presentation Exhibit](#)
[Supplemental Report from Township Planner](#)
[Foundation Retaining Wall Exhibit](#)
[Building Height Calculation Narrative](#)
[Environmental Noise Analysis](#)

2. ZB-20-05/Keith and Mary Beth Russell

Carried from 7/16/2020

Block: 164.08; Lot: 18; Zone: R-4

20 Oak Crest Road

Seeking "b" interpretations and "c" variance approval for a residential property

[Cover Letter & Application](#)

[Application Summary Letter](#)

[Proposed Site Plan Variance](#)

[Planning Director Memo](#)

3. ZB-20-04/Valley Hill Properties

Block: 179; Lot: 3; Zone: R-4

103 Pleasant Valley Way

Seeking "d" and c" variances to expand an existing senior care facility by constructing a third floor addition

[Zoning Board Application](#)

[Check List](#)

[Professional Planners Report](#)

[Site Floor Elevations Plan](#)

[Updated Survey](#)

[Planning Director's Memo](#)
[Consulting Engineer Review Memo](#)

I. **ADJOURNMENT**