

AGENDA
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT MEETING

November 19, 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/76894526606?pwd=NWQ5TFhkdXR1d2NaNGtpLy9ObVVjdz09>

Or

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

Webinar ID: 768 9452 6606

Password: 273271

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

Meetings: December 17, 2020 (regular meeting)

*Application **ZB-20-04/Valley Hill Properties**, that was scheduled to be heard at this meeting, has been carried over and adjourned to the Zoning Board regular meeting scheduled for December 17, 2020.

MINUTES

Adopt: October 15, 2020 (regular meeting)

F. NEW BUSINESS

Adopt: West Orange Zoning Board of Adjustment Regular Meeting Schedule For 2021.

H. SWEARING IN

Township Professionals

I. RESOLUTIONS

1. ZB-20-11/Giannetti Approved 10/15/2020

Block: 161; Lot: 10; Zone R-5

71 Oak Avenue

Seeking “c” variances to construct an in-ground swimming pool

2. ZB-20-10/Meseha Approved 10/15/2020

Block: 153.15; Lot: 4; zone: R-6

6 Blackburne Terrace

Seeking “c” variances for fence in front yard on through lot

J. APPLICATIONS

1. ZB-19-10/955 Pleasant Valley Way, LLC Carried from 9/24/2020

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](#)
[Cover Letter Revised Submission](#)
[Parking Memorandum](#)
[Purchase Sale Agreement](#)
[Traffic Assessment Revised](#)
[Earthwork Exhibit](#)
[Indemnification Access Agreement](#)
[GEO Tech Report](#)
[Revised Landscape Plan](#)
[Environmental Report](#)
[Township Fire Officials Review Memo](#)
[Review Memo from the WO Police Traffic Division](#)
[Operations-Presentation-Exhibit](#)
[Revised-Foundation-Retaining-Wall-Exhibit](#)
[Rental-Slide](#)
[Parking-Memorandum--revised--11-4-2020](#)
[Earthwork Exhibit 2 11-4-2020](#)
[Response Letter to CME memo 11-4-2020](#)
[Revised Site Plan 11-3-2020](#)
[Traffic Assessment revised 11-4-2020](#)
[Sight Distance Exhibit revised 11-4-2020](#)
[Stormwater Mgmt--Report-11-4-2020](#)
[Stormwater-OM-Manual-11-4-2020](#)
[Consulting Engineer Review Memo #3](#)
[Revised Architectural- Plans 11-12-2020](#)
[Planning Director's Memo November 2020](#)
[Site Rendering Exhibit 11/18/2020](#)
[Architectural Rendering of Proposed Building Exhibit 11/18/2020](#)
[Section Rendering Exhibit 11/18/2020](#)

K. ADJOURNMENT