

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

**February 18, 2021**

**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/81541192871?pwd=TW9aWXpmUFl0ZTNCKzYyV0FDUnIrZz09>

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

**Webinar ID: 815 4119 2871**

**Password: 980265**

**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. ADMINISTERING OATHS OF OFFICE:**

Administer oaths to: Bart Quentzel; Mark Sussman; Dr. Michael Straker; Alice Weiss; Jerome Eben; Chairman Neuer; oaths administered by Board Council, Alice Bierne

**E. ROLL CALL**

Jerome Eben, Deborah Gabry, Philip D. Neuer, Bart Quentzel, Jonathan Redwine, Irv Schwarzbaum, William Steinhart, Dr. Michael Straker, M. Sussman, Alice Weiss

**F. ANNOUNCEMENTS**

**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, originally carried from 1/21/2021, will be carried to a Special Meeting at a date to be determined.

Upcoming Meetings:    March 18, 2021 (regular)  
                                      April 15, 2021 (regular)  
                                      May 20, 2021 (regular)

**G. MINUTES**

Adopt 1/21/2021 Meeting Minutes

**H. SWEARING IN**

Swear in Township Professional(s)

**I. 2020 ZONING BOARD OF APPROVAL ANNUAL REPORT**

Adopt 2020 Zoning Board of Approval Annual Report

**J. APPLICATIONS**

**1. ZB-20-05/Keith and Mary Beth Russell**

**Carried from 12/17/2020**

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

20 Oak Crest Road

Seeking “c” variance approval for a residential property

[Proposed Site Plan Variance](#)

[Planning Director Memo](#)

[Application](#)

[Application Summary Letter](#)

[Photos Exhibits](#)

[Parking Plan- Annotated survey](#)

[Lot Development Plan](#)

**2. ZB-20-12/J.O.Y. Church of God, Inc.**

**Carried from 12/17/2020**

Block: 160: Lot: 11; Zone: R-4

446 Northfield Avenue

Proposing to utilize portions of an existing mixed commercial use building as a place of worship with “d” and “c” variances”.

[Tax Certification](#)

[Signed Site plans and Architectural Application](#)

[CME Engineering Review](#)

[Planner's Review Memo](#)

[Cover Letter](#)

[Revised Plans](#)

[446 Northfield Revision 2 letter](#)

**K. ADJOURNMENT**