

AGENDA
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT MEETING
August 19, 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/81129146410?pwd=Q3hiTjJXM1JMVEk1NHhKaDI6S0l0dz09>

Or Telephone: Dial: US: 1-646-558-8656 Webinar ID: 811 2914 6410 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. ROLL CALL

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

E. ANNOUNCEMENTS

Meetings: September 9, 2021 (special)
 September 23, 2021 (regular)
 October 21, 2021 (regular)
 November 18, 2021 (regular)

- **ZB 20-16 PS Atlantic Coast LLC** will not be heard. It is being carried to a Special Meeting Scheduled for 9/9/2021.
- **ZB 21-13 Panorama LLC Chit Chat Diner** will not be heard. It is being carried to the Regular Meeting Scheduled for 9/23/2021.

F. SWEARING IN

Township Professional(s)

G. RESOLUTIONS

1. ZB 21-11/ Reu

(Approved 7/15/2021)

Block: 1; Lot: 2; Zone:

236 South Valley Road

Seeking C1 & C2 variances to add six (6) feet privacy fence to rear of yard.

2. ZB 21-15 Hutton Ave

(Approved 7/15/2021)

7 Hutton Avenue

Block 78.01; Lot 1; Zone OB-1

Seeking D Variance and Preliminary/Final Site Plan approval to convert offices from residential use.

[Site Plans](#)

H. APPLICATIONS

1. ZB 21-12 Sanchez-Nunez /35 Llewellyn Avenue (Carried from 7/15/2021 Meeting)

35 Llewellyn Avenue

Block: 113.02; Lot: 112

Applicant is requesting a C1 Variance with an exceptional situation for a waiver to garage construction.

[Garage Drawings](#)

[Survey](#)

[Testimonial Proposal](#)

[Planning Director Memo](#)

[Tax Document](#)

[Application](#)

[Continuance Form](#)

2. ZB 21-05 / Tamay (Carried from 6/17/2021 Meeting)

Block: 125.02; Lot: 100

60 Cherry Street

Seeking a C1 Variance with an exceptional situation.

[Planning Director's Memo](#)
[60 Cherry Street Documents](#)
[Planning Director's Memo](#)

3. ZB-20-14/E&J Masonry Supply Inc. (Carried from 6/17/2021 Meeting)

Block: 2; Lot: 43.01 & 50; Zone: R-T

15-19 Meeker Street

Seeking a “d” and “c” variances major site plan approval.

[Application Packet](#)
[Planning Director Memo](#)
[Planning & Zoning Report](#)
[SWM Report](#)
[Engineering Site Plan](#)
[Township Resubmission Cover Letter](#)
[Meeker Street Addition 01-A1](#)
[Meeker Street Addition 01-A2](#)
[E&J-Masonry Supply---Review#1](#)
[NJ Department of Environmental Protection](#)
[Engineering Plans](#)
[Resubmission- Cover Letter](#)
[Storm Water Management Report](#)
[Boundary and Topographic Survey](#)
[Review #2](#)
[Architectural Plan Revised Meeker Addition \(1\)](#)
[Architectural Plan Revised Meeker Addition \(2\)](#)
[Revised Plans](#)
[Addition](#)
[Cover Letter](#)
[Engineering Plans](#)
[Dump Truck Circulation II](#)
[Dump Truck Circulation III](#)

4. ZB -21-04/ CSH Development LLC

(Carried from 7/15/2021)

Block: 152.22; Lot 1; Zone B-2

609 Eagle Rock Avenue

Seeking a C2 Variance (50' Buffer from adjoining residential use or district; and 3 loading docks) and a D Variance assisted living facility.

[ZB Letter and Application](#)

[Storm Water Management Report](#)

[Final Traffic Assessment](#)

[BMA 20B-399](#)

[Sunrise Development v. Zoning Board](#)

[LA1 Landscape Plan](#)

[LA2 Landscape Details](#)

[Planner's Report](#)

[West Orange View 1](#)

[West Orange View 2](#)

[Cover Sheet](#)

[LD Package](#)

[Engineering Survey Transmittal](#)

[Ariel Map](#)

[Demolition Plan](#)

[Site Plan](#)

[Grading Plan](#)

[Drainage Utility Plan](#)

[Lighting Plan](#)

[Soil Erosion & Sediment Control Plan](#)

[Soil Erosion Details](#)

[#10 Construction Details](#)

[#11 Construction Details](#)

[#12 Construction Details](#)

[#13 Construction Details](#)

[Storm Water Management Report](#)

https://drive.google.com/file/d/1Wqq4WFr1efcpfYcxswE2EeoQs_CYISfE/view?usp=sharing

[SPRAB Report](#)

[Review #1 May 10, 2021](#)

[ARCH AEX](#)

[Transmittal](#)

[Landscape Details](#)

[Landscape Plan](#)

[AEX07](#)

[Storm Water Management Report](#)

[Submission Letter](#)

[Engineering Response Letter](#)

[Sustainability Checklist for Application](#)

[Review #1](#)

[Planning Director Memo](#)

https://drive.google.com/file/d/1AXyZIf7oXtIjRy_TT18dfQuiZZ7odnyf/view?usp=sharing

[Review #2](#)

[Traffic Engineering Assessment Supplement](#)

[Traffic Engineering Response Letter](#)

[Planning Exhibit](#)

[Exhibit List for Meeting](#)

[Exhibit List](#)

[Tree Removal Application -Signed](#)

[Landscape Details](#)

[Landscape Plan](#)

[Rendered Landscape Plan](#)

<https://drive.google.com/file/d/1wo6VfyuWbRY71KIRs4BTrTahTBsQ9JEI/view?usp=sharing>

[Submission Letter](#)

[Transmittal](#)

[AEX01-05](#)

<https://drive.google.com/file/d/1PH4vThPpbG6iYNrnaF8cF1tk1wDgQcr8/view?usp=sharing>

<https://drive.google.com/file/d/1bWkku8VQmge5uX-dHLP5Q6eNHil7j1/view?usp=sharing>

[Exhibit List](#)

[Existing Conditions Exhibit](#)

[Demolition Plan](#)

[Shropshire CV](#)

[Site Plan Showing Contract Parcels](#)

[Snieckus CV](#)

[Landscape Plans Details](#)

Landscape Plans

https://drive.google.com/file/d/1GTnafu16Ih46eZfY_uMnz0FlgehTR94e/view?usp=sharing

Resubmission Letter

Transmittal

Existing Trees

Conceptual Landscape Plan

I. ADJOURNMENT