

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

**November 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://us06web.zoom.us/j/86529412450?pwd=VGNjY095Vnk1Vz1Xd0d0WGV2Sk5GZz09>

Or Telephone: Dial: US: 1-646-558-8656 Webinar ID: 865 2941 2450 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: December 16, 2021 (regular)

- **ZB 20-14 E&J Masonry** is being carried without notice to the regular meeting of **January 20, 2022**.
- **ZB-21-08/Main West Orange LLC** is being carried without notice to the regular meeting of **January 20, 2022**.

**F. SWEARING IN**

Township Professional(s)

## **G. RESOLUTIONS**

### **ADOPT 2022 MEETING SCHEDULE**

**ZB 21-16/Reichman (12 Moore Terrace) (Approved 10/21/2021 Meeting)**

Block: 148.05; Lot: 48; Zone: 48

12 Moore Terrace

Seeking “C” Variances for coverage and accessory use setbacks.

**ZB 21-17 Trusca (36 Gregory Avenue) (Approved 10/21/2021 Meeting)**

Block: 77; Lot: 7

36 Gregory Avenue

Seeking C1 Variance for final site plan approval with variance.

## **H. APPLICATIONS**

**1. ZB 21-13 Panorama LLC – Chit Chat Diner (Carried from 9/21/2021 Meeting)**

**410 Eagle Rock Avenue**

**Block 109 & 111; Lots 1.01 & 1.05**

Applicant proposes to add rear deck to existing restaurant with an Amended Site Plan and C1 and C2 variances.

[Deck](#)

[Planning Director Memo](#)

[Signed Plans](#)

[Full Application and Contents](#)

[Signed SP5 Lighting Plan Rev. #1](#)

[Letter of Transmittal 11/8/2021](#)

[Deck Rendering \(deck-24-9\)](#)

[Architectural Rendering \(deck-24-10\)](#)

[Architectural Rendering \(deck-24-10-10\)](#)

[Architectural Rendering \(deck-24-11\)](#)

[Architectural Rendering \(deck-24-12\)](#)

[Lighting Plan \(Dated 11-8-2021\)](#)

**2. ZB 21-19 Alleyne/7 Deerfield Drive**

**7 Deerfield Drive**

**Block 151.03; Lots 17; Zone R6**

Applicant requests C1 variance with exceptional situation to expand living space into the garage area.

[Zoning Board Application](#)

[Planning Director Memo](#)

[Verification of Taxes & Sewer Charges Payment](#)

[Garage Conversion 1](#)

[Garage Conversion 2](#)

**I. ADJOURNMENT**