

AGENDA
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT MEETING

March 24, 2022

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/89754348765?pwd=SnZsaDBMeGFTUUpPZE5ZZS9idEtBZz09>

Or Telephone: Dial: US: 1-646-558-8656 Webinar ID: 897 5434 8765 Password: 980265

(Draft agenda is subject to change. For those persons having technical difficulties, please call 862-216-0144.)

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, Dr. Michael Straker, M. Sussman, Alice Weiss

E. ANNOUNCEMENTS

- Future Meetings: April 28, 2022 (regular)
 May 19, 2022 (regular)
 June 16, 2022

- Application **ZB 21-22 19 Wheatland LLC/ 17 Wheatland Avenue** is being carried with no further notice to the **April 28, 2022 Regular Meeting**.

F. MINUTES

Adopt: July 15 – December 16, 2021 Meeting Minutes
January 20 and February 17, 2022 Meeting Minutes

G. SWEARING IN

Township Professional(s)

H. RESOLUTIONS

- **ZB-20-14/E&J Masonry Supply Inc.** (Approved at 2/17/2022 Meeting)
Block: 2; Lot: 43.01 & 50; Zone: R-T
15-19 Meeker Street
Seeking a “d” and “c” variances major site plan approval.

I. APPLICATIONS

1. **ZB-20-16/PS Atlantic Coast, LLC** (Carried from 1/20/2022 Meeting)
424 Eagle Rock Avenue
Block: 111; Lot: 1.08; Zone: B-2
Prelim. & Final Site Plan Approval w/variances to construct a storage unit facility

[Architectural Plans- Resubmission Set \(Dated 3-26-2021\)](#)

[Site Plans Resubmission Set \(Dated 3-26-2021\)](#)

[Filing Letter \(Dated 12-4-2020\)](#)

[10% Disclosure](#)

[Completed Checklist & Sustainability Form](#)

[Fully Executed Application](#)

[Planning & Zoning Report \(Dated 11-19-2020\)](#)

[Site Plans \(Dated 11-19-2020\)](#)

[Stormwater Report \(November 2020\)](#)

[Completed Tree Removal Permit](#)

[Property Owners List](#)

[Property Survey](#)

[Written Proposal](#)

[Town Engineer LTE Review \(Dated 5-18-2021\)](#)

[Town Engineer Memo to WO Zoning Board - Review #1 \(Dated 5-18-2021\)](#)

[Landscape Plan \(Dated 11-19-2020\)](#)

[Aerial View \(Dated 11-19-2020\)](#)

[Site Layout Plan \(Dated 11-19-2020\)](#)

[Architectural Package \(Dated 3-26-2021\)](#)

[Environmental Impact Statement \(Dated 8-6-2021\)](#)

[Traffic Generation Report \(Dated 7-21-2021\)](#)

[Engineering Response Letter \(Dated 8-9-2021\)](#)

[Site Plans \(Dated 3-26-2021\)](#)

[Stormwater Management and Engineer's Report \(August 2021 Revision\)](#)

[Planning Director's Memo \(Dated 8-13-2021\)](#)

[Traffic Report \(Dated 7-21-2021\)](#)

[Engineering Response Letter \(Dated 8-26-2021\)](#)

[Engineering Site Plans \(11-19-2020\)](#)

[Traffic Report 7/21/2021](#)

[Planning & Zoning Report \(Revised 8-25-2021\)](#)

[Stormwater Management System Operation and Maintenance Manual \(August 2021\)](#)

[Planning Director Memo \(Updated 8-30-2021\)](#)

[Town Engineer Review Letter \(Dated 8-23-2021\)](#)

[Fully Executed Application and Attachment](#)

[Geophysical Survey \(Dated 2-8-2021\)](#)

[Geotechnical Engineering Exploration and Analysis \(Dated 10-13-2020\)](#)

[OPRA Request Submitted \(Dated 9-10-2021\)](#)

[10% Disclosure Updated](#)

[Town Engineer Engineering Review #3 \(Dated 9-21-2021\)](#)

[West Orange Easement \(Dated 1959\)](#)

[Stormwater Management & Engineer's Report \(Revised August 2021\)](#)

[Geotechnical-Engineering-Exploration--Analysis-Report-Dated-10-13-2020](#)

[Planning-/Zoning Report Revision-Date-10-14-2021](#)

[Preliminary--Final-Site-Plans-Revision-Date-10-14-2021](#)

[Stormwater-Management-and-Engineer-Report-Revision-Date-October-2021](#)

[10% Disclosure-updated 09/10/21](#)

[License Provision of Executed-PSA-424 Eagle-Rock----20200824](#)

[Response for Request for Government Records \(Dated 9-10-2021\)](#)

[Consent to Continuance](#)

[Architectural Plans 9/24/2021](#)

[Daikin Submittal Data Sheet \(24 Ton VRV-IV Heat Pump Unit\) \(Submitted 10-15-2021\)](#)

[Daikin Submittal Data Sheet \(16 Ton VRV-IV Heat Pump Unit 460V\) \(Submitted 10-15-2021\)](#)

[Outdoor Unit Single Zone Heat Pump Ductless System \(Submitted 10-15-2021\)](#)

[Architectural Plans Resubmission 12/6/2021](#)

[Environmental Impact Statement \(Revised 12-6-2021\)](#)

[Resubmission Letter \(Dated 12-6-2021\)](#)

[Architectural Plans Resubmission Set 12/6/2021](#)

[Planning/Zoning Report Revised 12/6/2021](#)

[Preliminary Final Site Plans Revised 12/6/2021](#)

[Recorded Deed- ability to public to park at Boland Drive \(submitted 12-6-2021\)](#)

[Site Plan Resubmission Dated 12/6/2021](#)

[Planning Director Memo \(Dated 12-15-2021\)](#)

[Colorized Site Plan Rendering Dated 12/6/2021](#)

[Storm Water Report Revised 12/2021](#)

[Town Engineer Review Letter 4 - \(Dated 12/16/2021\)](#)

[Stormwater Management & Engineering Report \(Revised January 2022\)](#)

[Preliminary/Final Site Plan \(Revised-January 7, 2022\)](#)

[Storm Water Management Operation & Maintenance \(Dated January 2022\)](#)

[Planning & Zoning Report \(Revised January 7, 2022\)](#)

[Environmental Impact Statement - Public Storage \(Revised January 7, 2022\)](#)

[Architectural Plans - Submission Set \(Dated 1/7/2022\)](#)

[Planning Director Memo 1/12/2022](#)

[Zoning Board Engineer - Review #5 \(Dated-January 17, 2022\)](#)

[Filing Letter with Site Plans- Exhibit Submission Set- 3/14/2022](#)

[Planning Director Memo – Updated March 16, 2022](#)

[Zoning Board Engineer Review #6 Dated March 17, 2022](#)

[RE-Application No ZB 20-16--PS Atlantic-Coast-LLC---Review #6](#)

[Zoning Board Engineer---Review-#6-Dated-March-17-2022-Corrected](#)

2. ZB-21-08/Main West Orange LLC

(Carried from 2/17/2022)

**Block: 116; Lot:53, 53.01 & 55; Zone: B-1 &R-T
257-259 Main Street**

Seeking site plan approval with “d” variance to convert existing 2 attached buildings which vary in height into one 4 story building.

[Incompleteness Letter Response](#)

[Incompleteness Response 1](#)

[Application and Plans](#)

[Tax Collector- Verification of Taxes and Sewer](#)

[Planning Director Memo \(Dated September 10, 2021\)](#)

[Response to SPRAB 9/8/2021](#)

[Township Engineer Review #1 Dated 9/28/2021](#)

[SPRAB Report](#)

[DWOA Letter of Approval \(Dated 1-20-2022\)](#)

[Consent to Continuance](#)

[Traffic & Parking Study Rev 1](#)

[WO Revised Traffic Study](#)

[Letter of Substitution Regarding Firm Name Change Dated 2/14/2022](#)

[Exhibits A-H Photos taken by David Hals Dated 1/18/2022](#)

[Letter of Representation Dated-March-21-2022](#)

3. ZB 21-23 Sai Hira Ram Trust, Inc.

23-27 Laurel Avenue

Block: 177.02; Lot: 1.01; Zone: R-4

Seeking variances and removal of conditions of prior approval for a house of worship.

[Planning Director Memo](#)

[RE Sai Hira Ram Trust Inc.](#)

[Proximity List](#)

[Verification of Taxes and Sewer Charges Paid](#)

[W9](#)

[Buffer Report](#)

[Amended Site Plan Rev 1](#)

[Application](#)

[Application for Certificate](#)

[Continuance Signature Page Undated 11/18/2021](#)

[Email from Mr. Williams re no more than 10% interest](#)

[Memorandum from WO Engineering Dept- John Linson- Supporting Application Dated August 31, 2020](#)
[Letter of Representation Dated 2/11/2022](#)

4. ZB 21-07 Rozenfeld

1, 3, 5 Maple Avenue

Block: 161.02; Lot: 26; Zone: R-5

Seeking “c” variance

[Variance Application](#)

[Consent to Continuance](#)

[Circular Driveway Variance Calculations](#)

[Verification of Taxes and Sewer Charges](#)

I. ADJOURNMENT