



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

Department of Planning and Development

ROBERT D. PARISI

Mayor

DIANA L. CHANDLER

Zoning Board Secretary

Philip D. Neuer, *Chairman*
Irv Schwarzbaum, *Vice-Chairman*
Jerome Eben
Jonathan Redwine
Peter Ricci
Dr. Michael Straker
Mark Sussman
Alice Weiss

Alice Beirne, Esq., *Board Attorney*
Paul Grygiel, AICP, PP, *Township Planner*
John J. Hess, PE, PP, *Consulting Engineer*
Leonard Lepore, PE, *Township Engineer*
Geniece Gary-Adams, *Zoning Official*
Sarabraj Thapar, Esq., *Public Advocate*

Tel: (973) 325-4108

Fax: (973) 325-6359

Email: zoningboard@westorange.org

AGENDA

TOWNSHIP OF WEST ORANGE

ZONING BOARD OF ADJUSTMENT MEETING

May 19, 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/85840077028?pwd=SjVFbWV6OEFmd0htMzNKaVNFOS92UT09>

Or Telephone: Dial: US: 1-646-558-8656 Webinar ID: 858 4007 7028 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, Jonathan Redwine, Peter Ricci, Irv Schwarzbaum,
Dr. Michael Straker, M. Sussman, Alice Weiss

E. ANNOUNCEMENTS

- Future Meetings: June 9, 2022 (Special)
June 16, 2022 (Regular)
July 21, 2022 (Regular)
August 18, 2022 (Regular)
- Application **ZB 21-07 Rozenfeld** is carried to the June 16, 2022 Regular Meeting with no further notice.
- A Special Meeting for **Application ZB-22-02 - Monarch Development Group JV LLC co Michael Glynn (Mayfair Farms Holding Corp.) - 481 Eagle Rock Avenue** is scheduled for June 9, 2022 via Zoom platform.

F. MINUTES

Adopt: April 28, 2022 Meeting Minutes

G. SWEARING IN

Township Professional(s)

H. RESOLUTIONS

- **ZB 21-23 Sai Hira Ram Trust, Inc.** (Approved 4/28/2022)
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.
- **ZB-20-16/PS Atlantic Coast, LLC** (Denied 4/28/2022)
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

I. APPLICATIONS

- 1.) **ZB-22-03 Perlman/ 314 Walker Road**
Block: 160.01; Lot: 30.04 ; Zone: R-1
Seeking “c” variances for expansion of existing house
[314 Walker Road Survey](#)
[Cover Letter for Zoning Application](#)
[Planning Director Memo ZB 22-03 Perlman](#)
[Tax Assessor 200 Foot Listing](#)
[Tax Collector Verification of Taxes-Sewer Charges Paid](#)

[Zoning Board Application](#)

[Zoning Variance Application Set Site Plans Zoning Info and General Notes
1/26/2022](#)

2.) ZB 21-22 19 Wheatland LLC/ 17 Wheatland Avenue (Carried from 4/28/2022)

17 Wheatland Avenue

Block:39; Lot:56.06; Zone: R-6

Seeking “c” variances for construction of a new single-family dwelling.

[Planning Director Memo](#)

[Certification of Payment of Property Taxes and Sewer Charges](#)

[West Orange Fee Explanation](#)

[Planning Board Set](#)

[200 Foot List with Public Utilities](#)

[Zoning Board Application](#)

[Revised Set Back and Stairs-Signed](#)

[A2 9/30/2021](#)

[Proposed Single Family Dwelling A1](#)

[West Orange Letter Submitting West Orange Zoning Board Application](#)

3.) ZB 22-01 Siju/ 20 Lorelei Road

Block:172.03 ; Lot:23 ; Zone: R-5

Seeking “C” Variance for expansion of existing house.

[200-ft-Radius-Map-and-Abutting-Owners-List-Dated-1-13-2022](#)

[Basement-As-Built-Plan-and-UL-Design-A-5-Dated-1-13-2022](#)

[Boundary-Survey-Dated-11-16-2021](#)

[Buffer-Report](#)

[Elevations-Sheet-A-1-Dated-1-13-2022](#)

[Elevations-Sheet-A-2-Dated-1-13-2022](#)

[First-Floor-As-Built-Plan-A-3-Dated-1-13-2022](#)

[Plg-Dir-Memo-ZB-22-01---Siju](#)

[Proposal-Letter-Dated-1-13-2022-from-C-Dougherty-Architect](#)

[Proposed-Addition-and-Alterations-Existing-Residence-Dated-1-13-2022](#)

[Second-Floor-As-Built-Plan-A-4-Dated-1-13-2022](#)

[Siju-Zoning-submission-set---Plans-Dated-1-13-2022](#)

[Tree-Removal-Application](#)

[Verification-of-Taxes](#)

[Zoning-Submission-Cover-Sheet---C1-Dated-1-13-2022](#)

[Application](#)

J. ADJOURNMENT

****THE NEXT REGULAR ZONING BOARD MEETING WILL BE**

THURSDAY June 16, 2022 AT 8:00 P.M. **