



# 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](mailto:zoningboard@westorange.org)

### AGENDA

#### TOWNSHIP OF WEST ORANGE

#### ZONING BOARD OF ADJUSTMENT MEETING

August 18, 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/84541895136?pwd=SUhLdVVtU0NXMlVpZlY0MzUrY21GZz09>

Or Telephone: Dial: US: 1-646-558-8656 Webinar ID: 845 4189 5136 Password: 980265

*(Draft agenda is subject to change. For those persons having technical difficulties, please call 973-325-4109.)*

**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**

E. **ANNOUNCEMENTS**

- Future Meetings: September 15, 2022 (regular)  
October 20, 2022 (regular)  
November 17, 2022 (regular)
- **ZB 21-01 M Vega Investments LLC/66 Franklin Avenue** due to a late submission must be carried to the September 15, 2022 Regular Meeting.

G. **SWEARING IN**

Township Professional(s)

H. **RESOLUTIONS**

- **ZB 21-22 19 Wheatland LLC/ 17 Wheatland Avenue (Approved 7/21/2022)**  
**17 Wheatland Avenue**  
**Block:39; Lot:56.06; Zone: R-6**  
Application seeking “c” variances for construction of a new single-family dwelling was approved with conditions at the July 21, 2022 Regular Meeting.

I. **APPLICATIONS**

1. **ZB-22-05 – Trademark Sign, LLC/ Burlington (Carried from 7/21/2022)**  
**Block: 155.21 ; Lot: 40; Zone: P-C**  
**495 Prospect Avenue**  
Seeking “c” variance for new monument sign.  
[Letter With Application](#)  
[Planning Director Memo ZB 22-05 Burlington Trademark Sign](#)  
[Property Owner List](#)  
[Tax Certification](#)  
[Directional Monument Burlington West Orange NJ Final 8/17/2021](#)  
[Planning Director Memo – Updated 7-20-2022](#)  
[Burlington Mon 495 Prospect Ave 7/15/22 FINAL](#)  
[Letter to Ms. Chandler](#)  
[Exhibits for Trademark Signs- West Orange](#)
2. **ZB-22-06 Weinberg – 17 Cleveland Terrace**  
**Block: 175.14 ; Lot: 10 ; Zone: R-5**  
**17 Cleveland Terrace**  
Seeking “C” variances for new driveway and related improvements.  
[Planner's Report Anderson Consulting Services](#)  
[Planning Director Memo ZB 22-06 Weinberg 17 Cleveland Terr](#)  
[SP1 Cover SP 1-5 Dated 4/28/2022](#)  
[SP 2 Site SP 2-17 Dated 4/28/2022](#)

[Survey Dated 7/29/2020](#)

[Verification of Taxes](#)

[Weinberg 4/29/2022 Checklist for 17 Cleveland Terrace](#)

[Weinberg 4/29/2022 Package to West Orange Planning & Development  
Cleveland \(July 7, 2022 Revision Date\)](#)

[Planning Report](#)

[Planning Director Memo – Updated 8/3/2022](#)

**3. ZB- 21-21 Daughters of Israel Inc. (1155 Pleasant Valley Way)**

**Block:171; Lot:12; Zone: R-2**

**1155 Pleasant Valley Way**

Seeking C1, C2, and D Variances with preliminary and final site plan approval to redevelop the campus into a continuum of care community offering independent living, assisted living and skilled nursing components.

[Zoning Board Application](#)

[Previous Approvals with Exhibits](#)

[Reasons for Relief with Exhibits](#)

[Site Plan Checklist](#)

[Environmental Impact Statement \(Dated October 29, 2021\)](#)

[EIS Steep Slope Figures](#)

[EIS Fig. 1-4](#)

[Parking Study](#)

[Fig. 1-4 to Parking Study](#)

[Stormwater Management Report](#)

[Figures for Stormwater Report](#)

[Preliminary & Final Site Plan \(10-29-2021\)](#)

[Survey](#)

[Architectural & Landscape Plans \(10-29-2021\)](#)

[Landscape Plans for Tree Removal Application](#)

[Tree Removal Plan & Tree Removal List](#)

[Grading Plan for Tree Removal Application](#)

[Transmittal Letter](#)

[Corporate Disclosure Statement-executed](#)

[Owner's Consent Affidavit-executed](#)

[Proposal](#)

[List of Plans--Exhibits](#)

[Sustainability Checklist- 10-29-2021](#)

[Tax Payment Certification](#)

[Required Regulatory Approvals](#)  
[List of Variances](#)  
[List of Design Standard Exceptions](#)  
[List of Submission-Waivers](#)  
[Request for De Minimis Exception from RSIS](#)  
[Fees Escrow](#)  
[IRS Form W-9 EIN-redacted](#)  
[Property Owner List 10-13-2021](#)  
[Solid Waste Management Statement-FINAL](#)  
[Traffic Impact Study](#)  
[Planner's Report](#)  
[Application for Tree Removal](#)  
[Owners Consent Affidavit-executed](#)  
[Restrictions Covenants and Easements with Exhibits](#)  
[RESUBMISSION: Transmittal Letter 6/1/2022](#)  
[RESUBMISSION: ZBA Application Executed](#)  
[RESUBMISSION: Corporate Disclosure Statement Executed](#)  
[RESUBMISSION: Owner's Consent Affidavit Executed](#)  
[RESUBMISSION: Previous Approvals with Exhibits](#)  
[RESUBMISSION: Proposal](#)  
[RESUBMISSION: Reasons for Relief](#)  
[RESUBMISSION: List of Plans and Exhibits](#)  
[RESUBMISSION: Site Plan Checklist](#)  
[RESUBMISSION: Sustainability Checklist and Appendix](#)  
[RESUBMISSION: Tax Payment Certification](#)  
[RESUBMISSION: Required Regulatory Approvals and Permits](#)  
[RESUBMISSION: List of Variances](#)  
[RESUBMISSION: List of Design Standard Exceptions](#)  
[RESUBMISSION: List of Submission Waivers](#)  
[RESUBMISSION: Request for De Minimis Exception](#)  
[RESUBMISSION: Fees and Escrow Computation](#)  
[RESUBMISSION: Response to SPRAB Comments Dated 5/26/22](#)  
[RESUBMISSION: Property Owner List 5/16/22](#)  
[RESUBMISSION: Solid Waste Management Report Date 5/26/22](#)  
[RESUBMISSION: Environmental Impact Statement Report Revision Date 5/18/22](#)  
[RESUBMISSION: Parking Study 5/20/22](#)  
[RESUBMISSION: DOI Traffic Impact Study Revision Date 5/6/22](#)

[RESUBMISSION: DOI Planning Report Final Dated 5/31/22](#)  
[RESUBMISSION: Stormwater Management Report Rev #1 Dated 5/20/22](#)  
[RESUBMISSION: Stormwater Figures](#)  
[RESUBMISSION: Site Plans Dated 5/20/22](#)  
[RESUBMISSION: Phasing Plan Signed 5/20/22](#)  
[RESUBMISSION: Survey](#)  
[RESUBMISSION: Architecture and Landscaping Plans Revision Dated 5/20/22](#)  
[RESUBMISSION: Restrictions Covenants and Easements with Exhibits](#)  
[RESUBMISSION: Retaining Wall Calculations 5/20/22](#)  
[RESUBMISSION: Application for Tree Removal](#)  
[RESUBMISSION: Tree Removal Plan and List 5/20/22](#)  
[RESUBMISSION: Grading and Drainage Plan Dated 5/20/22](#)  
[RESUBMISSION: Owners Consent Affidavit Executed - Dated 10/27/21](#)  
[Planning Director Memo – Dated 6/17/2022](#)  
[ZB-21-21 - Presentation Boards.pdf](#)  
[KDA Architectural Exhibits - Final.pdf](#)  
[Exhibit List- Daughters of Israel](#)  
[Submission Letter- Exhibits Dated 8/5/2022](#)

**J. ADJOURNMENT**

**\*\* THE NEXT REGULAR ZONING BOARD MEETING WILL BE  
THURSDAY, SEPTEMBER 15, 2022 AT 8:00PM.\*\***