



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

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Irv Schwarzbaum, *Vice-Chairman*
Jerome Eben
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Paul Grygiel, AICP, PP, *Township Planner*
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AGENDA

TOWNSHIP OF WEST ORANGE

ZONING BOARD OF ADJUSTMENT MEETING

October 20, 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/89204795235?pwd=TzFLL2h3RVVwSjJDCkdvenpvUXBrQT09>

Or Telephone: Dial: US: 1-646-931-3860 Webinar ID: 892 0479 5235 Password: 548891

(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: November 17, 2022 (regular)
December 15, 2022 (regular)

F. SWEARING IN

Township Professional(s)

G. RESOLUTIONS

ZB 22-01 Siju/ 20 Lorelei Road (Approved 9/15/2022)

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

Application seeking "C" Variance for expansion of existing house was approved with conditions at the September 15, 2022 regular meeting.

H. APPLICATIONS

1.) ZB 21-07 Rozenfeld (Carried from 7/21/2022)

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](#)

[Planning Director Memo ZB 21-07 Rozenfeld](#)

2.) ZB 21-01 M Vega Investments LLC/66 Franklin Avenue (Carried from 9/15/2022)

66 Franklin Avenue

Block: 134.02; Lot: 75.03, 79, 81; Zone: B-1

Seeking "c" and "d" variances for modifications to property with mix of uses.

[Application & Original Submission \(w Planning Report Dated 12-22-2020\)](#)

[Property Survey \(Dated June 28, 2021\)](#)

[Traffic Assessment Report \(Dated September 24, 2021\)](#)

[Preliminary & Final Site Plan Set 9/24/2021](#)

[SPRAB Report \(Dated February 9, 2021\)](#)

[West Orange Planning Board \(Site Plan Submission \(Dated - September 20, 2021\)](#)

[Planning Director's Memo \(Dated November 24, 2021\)](#)

[Traffic and Parking Assessment Report Cover Letter](#)

[Traffic and Parking Assessment Report Revised 12/3/2021](#)

[Zoning Board Engineer Review #1 \(Dated 12-8-2021\)](#)

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

[Stormwater Management Statement \(Dated January 7, 2022\)](#)

[Summary of Approvals and Permits \(Dated-January 6, 2022\)](#)

[Summary of Requested Relief \(Dated- January 6, 2022\)](#)

[Cover Letter \(Dated January 7, 2022\)](#)

[Town Engineer- Review #2 \(Dated- January, 18, 2022\)](#)

[Planning Director Memo \(Updated January 28, 2022\)](#)

[Consent to Continuance Dated 2/14/2022](#)

[Consent to Continuance 4/19/2022](#)

[Cover Letter Dated 6/13/2022](#)

[Ariel Exhibit Dated 2/15/2022 \(Submitted 6/13/2022\)](#)
[Rendered Site Plan Exhibit Dated 1/14/2022 \(Submitted 6/13/2022\)](#)
[Cover Letter](#)
[Site Plan Set](#)
[Architectural Plans Hardcopies in RUT](#)
[Planning Director memo ZB21-01 M Vega Investments LLC updated 8/8/2022](#)
[CME Engineering – Review #3 \(Dated 8-10-2022\)](#)
[Signature Block Change](#)
[Submission from Architect- Letter Dated 8/15/2022](#)
[Truck Turn Exhibit \(Submitted 8-18-2022\)](#)
[J. Hess Response to Truck Turn Exhibit Dated 8/18/2022](#)
[8/29/2022- S. Hywell Email re: Truck Turn Exhibit](#)
[Cover Letter](#)
[Site Plan Set](#)
[Pipe Sizing Analysis](#)
[Truck Turn Exhibit](#)
[Deputy Fire Chief - 66 Franklin Turn Plan Memo Dated 9/6/2022](#)
[CME Review Dated 9/13/2022](#)
[Cover Letter Dated 10/6/2022](#)
[Site Plan Set Dated 10/4/2022](#)
[CME Review #5 Dated 10/12/2022](#)

3.) ZB-22-07 - CLPF-Essex Green LLC

495 Prospect Avenue

Block: 255.21; Lot: 40; Zone: P-C (Planned Commercial)

Amendment to Site Plan approved 4/11/2019 to add dumpster pad and add/change signage.

[Application](#)

[Arch Trash Enclosure Details](#)

[Verification of Paid Taxes](#)

[Cover Letter 7/13/2022](#)

[Essex Green Civil Site Plan 2019-09-20 SS](#)

[Essex Green Civil Site Plan 2022-06-30 SS](#)

[Essex Green Zoning Statistics 2019-09-20](#)

[Essex Green Zoning Statistics 2022-06-30](#)

[Planning Director Memo ZB 22-07 CLPF Essex Green LLC](#)

[Sign Details- AMC Pylon](#)

[Sign Details- South Pylon](#)

[Supplement to Dev Application 7_2231980521](#)

[Engineer Review \(Dated 8-16-2022\)](#)

[Planning Director Memo ZB 22-07 CLPF Essex Green LLC Updated 9/26/2022](#)

I. **ADJOURNMENT**

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE THURSDAY,
NOVEMBER 17, 2022 AT 8:00PM.*****