



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

SUSAN McCARTNEY

Mayor

Tel: (973) 325-4108

DIANA L. CHANDLER

Zoning Board Secretary

Email: zoningboard@westorange.org

Philip D. Neuer, *Chairperson*
Irv Schwarzbaum, *Vice-Chairperson*
William Michael Barbee
Michael Dannemiller (Alt.1)
Jerome Eben
Peter Ricci
Peter Scalora (Alt. 2)
Brent. D. Scott
Mark Sussman (Alt. 3)
Alice Weiss

Alice Beirne, Esq., *Board Attorney*
Paul Grygiel, AICP, PP, *Consulting Township Planner*
John J. Hess, PE, PP, *Consulting Engineer*
Leonard Lepore, PE, *Township Engineer*
Geniece Gary-Adams, *Director of Planning & Development /Zoning Official*
Sarabraj Thapar, Esq., *Public Advocate*
Zayibeth Carballo, *Assistant Municipal Engineer*

AGENDA TOWNSHIP OF WEST ORANGE ZONING BOARD OF ADJUSTMENT MEETING

May 18, 2023

8:00 P.M.

Will be held virtually

Please click link HERE below (or copy and paste into your browser) to join the meeting:

<https://us06web.zoom.us/j/82267342223?pwd=a2Y3b2tUeEJnaFpJNW1tMTZrOW5TUT09>

Dial In: 1-646-931-3860 Webinar ID: 822 6734 2223 Password: 596851

(Draft agenda is subject to change. For those persons having technical difficulties, please call 973-325-4133.)

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: June 15, 2023 (Regular Meeting)
July 20, 2023 (Regular Meeting)
August 17, 2023 (Regular Meeting)

- **ZB-23-01 Williams/6 Merrywood Drive** is being carried to the **July 20, 2023 Regular Meeting**.
- **ZB-22-08 Flores/ 156 Main Street** is being carried to the **June 15, 2023 Regular Meeting**.

F. SWEARING IN

Township Professional(s)

G. RESOLUTIONS

Proposed Revision to § 1.02 of the Zoning Board Rules and Regulations concerning Terms of Chairperson and Vice Chairperson

H. ITEMS FOR BOARD DISCUSSION

- Return to Live Meetings
- Increasing Time for Public questions/commentary
- Status of Search for New Zoning Board Attorney

I. APPLICATIONS

- 1.) **ZB-22-13 / MPB Realty LLC (470 Eagle Rock Avenue) (Carried 4/20/2023)**

470 Eagle Rock Avenue

Block: 153; Lot: 38; Zone: B-2

The applicant seeks C & D variances with preliminary and final site plan approval to build two (2) restaurant buildings with accessory drive thru components.

[21-0032_WO_Planing Board-PB-1-PLAN](#)

[21-0032_WO_Planing Board-PB-2-ELEVATIONS](#)

[21-0032_WO_Planing Board-PB-3-ELEVATIONS-SPEC-FINISHES](#)

[21-0032_WO_Planing Board-PB-4 EQUIPMENT PLAN AND SCHUDELE](#)

[470 Eagle Rock Avenue-West Orange Planning Report_12.21.2022](#)

[Dynamic - Popeyes West Orange - Full Site Plan - Rev 0.pdf - Google Drive](#)

[2021-12-10 Legal Description](#)

[2022-10 Drainage Statement - Signed](#)

[2022-10 OM Manual](#)

[2022-10 Tree Removal Report](#)

[2022-10-21 Traffic Impact Study](#)

[2022-11-11 - Variance Waiver List](#)

[Dynamic-Parikh-West Orange-200 Foot Radius Exhibit Executed Application](#)
[S102199025SV0-24x36 Survey](#)
[2023-01-13 SCD Certification](#)
[SPRAB report-ZB-22-13 - MPB Realty](#)
[ZB-22-13 - Affidavit pkg 4-10-23](#)
[ZB-22-13- 2023-03 Drainage Statement](#)
[ZB-22-13-2023-03 OM Manual](#)
[ZB-22-13-2023-04 Tree Removal Report](#)
[ZB-22-13-2023-04-05 - Variance Waiver List](#)
[ZB-22-13-2023-04-05 Traffic Impact Study - Rev 1](#)
[ZB-22-13-2023-04-06 Twp Resubmission Letter](#)
[ZB-22-13-Acoustal Evaluation](#)
[ZB-22-13-Architectural Plans - Popeyes Sonic West Orange - Eagle Rock](#)
[ZB-22-13-Combined Site Plan](#)
[ZB-22-13-Combined](#)
[ZB-22-13-Transmittal - 00003](#)
[ZB-22-13 - 4-10-2023 Email BWine - DChandler \(Incorrect Applicant Name - Dynamic Submission\)](#)
[Planning Review Memo - ZB-22-13 - MPB Realty](#)
[Previous Resolution - PB-97-18-Fan Jade Inc. 468-470 ERA](#)
[470 Eagle Rock Ave - Planning Exhibit](#)
[Dynamic-West Orange-Eagle Rock Avenue-Aerial Map Exhibit](#)
[Dynamic-West Orange-Eagle Rock Avenue-Aerial Map Exhibit-50 SCALE](#)
[Dynamic-West Orange-Eagle Rock Avenue-Aerial Overlay](#)
[Dynamic-West Orange-Eagle Rock Avenue-Popeyes Signage Exhibit](#)
[Dynamic-West Orange-Eagle Rock Avenue-Site Plan Rendering](#)
[Dynamic-West Orange-Eagle Rock Avenue-Sonic Signage Exhibit](#)
[470 Eagle Rock Ave - Planning Exhibit](#)
[CME Review #1 \(Dated 5-2-2023\)](#)
[NJ Natural Resources Conservation Program-Correspondence \(Dated 1-13-2023\) re-soil erosion and sediment control plan](#)
[2023-05-18 - MPB Realty LLC - West Orange - Alternate Site Plan Exhibit](#)
[Dynamic-West Orange-Eagle Rock Avenue-Alternate Site Plan Rendering](#)

J. ADJOURNMENT

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE
THURSDAY, JUNE 15, 2023 AT 8:00PM.****