



# 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](mailto: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

Steven K. Warner, 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*

Zayibeth Carballo, *Assistant Municipal Engineer*

**DRAFT**

**AGENDA**

### TOWNSHIP OF WEST ORANGE ZONING BOARD OF ADJUSTMENT MEETING

**December 21, 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/85686482867?pwd=4sIg5Edb1M8MHwRwDPU2V7uR2fM3Rg.tZFh7P3mMUpsQOOor>

Webinar ID: 856 8648 2867 Password: 068541 Dial In: 1-646-931-3860

*(Draft agenda is subject to change. For those persons having technical difficulties, please call 973-325-4109 or 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: January 18, 2024  
February 15, 2024  
March 21, 2024

- **ZB-22-13 / MPB Realty LLC (470 Eagle Rock Avenue)** at the applicant's request is adjourned to the January 18, 2024, Regular Meeting with no further notice necessary.

**F. MINUTES**

**Adopt:                   October 26, 2023 Meeting Minutes  
                              November 16, 2023 Meeting Minutes**

**G. SWEARING IN**

Township Professional(s)

**H. APPLICATIONS**

- 1.) **ZB-23-01/Williams** **(Carried from 11/16/2023)**  
Block: 76; Lot: 6; Zone: R-4  
6 Merrywood Drive  
Seeking "c" variances for expansion of existing garage and house.  
[6 Merrywood Dr Garage Proposal](#)  
[6 Merrywood Dr. Buffer Report](#)  
[6 Merrywood Dr. Survey](#)  
[6 Merrywood Dr. Variance Application](#)  
[Certificate of tax collection](#)  
[Planning Review Memo ZB-23-01 - Williams](#)  
[Proposed Garage Drawing at 6 Merrywood Dr](#)  
[ZB-23-01 - proof of noticing](#)  
[Assistant Municipal Engineer Review Comments - M\\_ZB 6 Merrywood Dr.-03.10.2023](#)  
[10.10.23 6 MERRYWOOD W STAMP](#)  
[Planning Review Memo ZB-23-01 - Williams revised November 2 2023](#)  
[6 Merrywood Drive-stamp \(11-6-2023 submission\)](#)  
[Consulting Engineer Review 11-16-2023.pdf](#)  
**11.28.23 6 MERRYWOOD STAMPED DRAWINGS**
  
- 2.) **ZB-22-08/Flores (156 Main Street)** **(Carried from 9/21/2023)**  
**Block: 89; Lot: 21; Zone: B-1**  
**156 Main Street**  
Seeking variances for construction of a new two-family dwelling.  
[Planning Director Memo - Flores](#)  
[Site Plan](#)  
[Architectural Plans](#)  
[Flores Application Submission Package 156 Main Street](#)  
[Application Submission Package](#)  
[Survey of Property](#)  
[Written Proposal](#)  
[Proof of Paid Taxes-200 ft Owner's List](#)  
[ZB-22-08 - Flores JCR West Orange Application 04.09.2023 Planning Report](#)  
[Plg Dir Memo - ZB-22-08 - Flores \(updated 4-18-23\)](#)  
[Adjournment Request Letter \(04.19.2023\)](#)  
[ZB-22-08 - Flores -Adjournment Request Letter \(05.04.2023\)](#)  
[C100 Cover Sheet](#)

[C101 EX-Prop Conditions Plan - 6-2-23 - signed](#)  
[C102 Soil Erosion - 6-2-23 - signed](#)  
[C103 DETAILS](#)  
[Supplemental Submission - Flores \(06.05.2023\) "see four items immediately above"](#)  
[Flores Notice Submission Package \(06.06.2023\)](#)  
[DWOA Letter \(re-156 Main Street\)](#)  
[SIGNED - CONSENT TO CONTINUANCE EXTENSION OF HEARING FORM  
\(06.20.2023\)](#)  
[Adjournment Request Letter \(11.13.2023\)](#)

**3.) ZB-23-08 Orange Valley Social Settlement House, Inc. (Carried from 9/21/23)**

**Block: 6; Lot: 47; Zone: R-M**

**37 Tompkins Street**

Seeking use variances and minor site plan approval for conversion of existing building

[23-07-26 - CME Review #1](#)

[Boundary Survey \(01117847xA1948\)](#)

[200' property owners list dated 1-18-23 \(01113076xA1948\)](#)

[Completed Checklist \(01121332xA1948\)](#)

[Completed checklist and Sustainability \(01150520xA1948\)](#)

[Letter to Board filing application \(01144205xA1948\)](#)

[Letter to ZBA encl. Completed Sustainability Checklist and Traffic Reports  
\(01152288xA1948\)](#)

[Planning and Zoning Evaluation Report \(01144135xA1948\)](#)

[Planning Review Memo ZB-23-08 - Orange Valley Social Settlement House](#)

[Preliminary Zoning Submission \(01120816xA1948\)](#)

[Signed West Orange ZBA Application \(01120108xA1948\)](#)

[Traffic Parking Assessment Report \(01152280xA1948\)](#)

[Letter to ZBA encl Affidavit of Proof of Service \(01162766xA1948\)](#)

[Addendum to Application Section G Requirements for Variances \(01162990xA1948\)](#)

[Planning Report \(01162460xA1948\)](#)

[Revised Plans \(01162867xA1948\)](#)

[Summary of Revisions Letter with Sustainability Checklist \(01162866xA1948\)](#)

[Tax Certification dated 9-7-23 \(01162577xA1948\)](#)

[Revised Plans \(01162867xA1948\)](#)

[CME Review Letter \(9-18-23\)](#)

[Signed consent to continuance form \(01168265xA1948\)](#)

**I. ADJOURNMENT**

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

***THURSDAY, JANUARY 18, 2024, AT 8:00 PM.\*\****