

**MINUTES
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT
MEETING
December 8, 2011**

The West Orange Zoning Board of Adjustment held a regular meeting on December 8, 2011 at 8:00 PM at 66 Main Street, West Orange, NJ in Council Chambers.

Chairman Philip Neuer called the meeting to order at approximately 8:00 P.M. It was announced that notification of this meeting was given to the Township Clerk, the West Orange Chronicle, and posted on the Township Bulletin Board on December 17, 2010 in accordance with the "Open Public Meetings Act."

Chairman Neuer asked everyone to stand for the Pledge of Allegiance

Alice Beirne, Esq., Board Attorney, read the Opening Statement.

PRESENT: Bruce Buechler, Gregory Bullock (8:03), Deborah Gabry,
Philip Neuer, Bart Quentzel (8:09), Eric Sacks, Alice Weiss

ABSENT: Mark Sussman (excused absence)
William Steinhart (excused absence)

ALSO PRESENT: Susan Borg, A.I.C.P., P.P., A.I.A.
Harvey Grossman, Public Advocate
Board Attorney: Alice Beirne, Esq.
Board Secretary, Rose DeSena

ANNOUNCEMENTS

Future Meetings: January 19, 2012 (Regular Meeting) – 8:00 P.M.

MINUTES

Adopt Minutes: November 17, 2011

Ms. Gabry made a motion to adopt with corrections; Mr. Buechler seconded.

All were in favor.

RESOLUTIONS

1. **ZB-11-17/House of the Holy Comforter t/a** **APPROVED 10/27/11**
Canterbury Village
Block: 88; Lot: 26; Zone: OB-2
33 Mt. Pleasant Avenue
Seeking “d” and “c” variances for expansion and renovations to
an existing non-conforming use

DISCUSSION

Ms. Beirne discussed changes that were to be made on page one and page seven of this resolution. She also stated that the resolution specify that the operations manual is for the underground suspension system.

Mr. Buechler made a motion to adopt with changes discussed by the Board; Ms. Gabry seconded.

All were in favor.

2. **ZB-11-10/Golda Och Academy** **APPROVED 11/17/11**
Block: 79; Lot: 21; Zone: R-4
122 Gregory Avenue
Proposed building addition, redesigned parking and traffic patterns with “D” and
“C” variances

DISCUSSION

Ms. Beirne discussed a few minor changes that were to be made.

Chairman Neuer commented about the condition regarding the replacement of the sidewalk on Gregory Avenue. He said that the wording in the resolution should be specific. Chairman Neuer stated that they are not replacing the entire sidewalk on Gregory Avenue, just the sidewalk from Northfield Avenue to the end of the school driveway. He also stated that the sidewalk should be replaced with concrete and not asphalt.

Ms. Borg stated that there should be clarification regarding what sections of the fencing should be replaced. Chairman Neuer stated that the condition is to repair or replace all fencing as needed.

Ms. Gabry made a motion to adopt with changes as discussed by the Board; Ms. Weiss seconded.

All were in favor.

3. **ZB-11-20/Niehenke**
Block: 167.03; Lot: 36; Zone: R-3
11 Efstis Court
Seeking a "C" variance to build a deck

APPROVED 11/17/11

DISCUSSION

Mr. Buechler asked for clarification regarding the wall in the rear of the property as stated in the resolution.

Chairman Neuer made a motion to adopt per corrections discussed by the Board; Mr. Buechler seconded

All were in favor.

4. **ZB-11-19/Mau**
Block: 41; Lot: 176.07; Zone: R-6
24 Oxford Terrace
Seeking two "C" variances for side and rear set-backs to rebuild a garage

APPROVED 11/17/11

DISCUSSION

Mr. Buechler noted that the date of Ms. Borg's report was omitted from the resolution and asked for it to be added. He also stated that the garage was already taken down and that the resolution had to be changed to reflect that. Mr. Buechler also noted that the word foot should be changed to feet where applicable.

Mr. Buechler made a motion to adopt per corrections discussed by the Board; Mr. Quentzel seconded.

All were in favor.

5. **ZB-10-15A/JF Holding Company** **AMEND PRIOR RESOLUTION**
Block: 155; Lot: 40.02, 40.03 and 40.04; Zone: P-C/OB-1
Rooney Circle
Preliminary and final site plan approval with "C" and D" variances
and a minor subdivision

There were no comments or changes to this resolution

Chairman Neuer made a motion to adopt; Ms. Gabry seconded.

All were in favor.

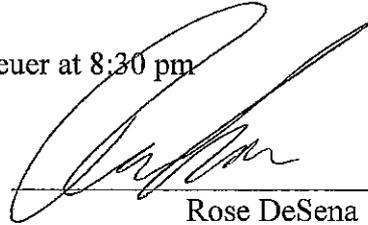
DISCUSSION

Ms. Borg asked the Board if they received a copy of the Zoning Ordinances with changes that are being proposed. She said she would like the Board to look over them and email back any comments they may have.

ADJOURNMENT

The meeting was adjourned by Chairman Neuer at 8:30 pm

December 8, 2011



Rose DeSena
Zoning Board Secretary