

AGENDA
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT MEETING
March 16, 2017
8:00 P.M.

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.”

A digital tape recording system is being utilized to record the proceedings of this meeting. In order for such record to be full and proper it is necessary for all participants to speak directly into the available microphones in a loud, clear and deliberate fashion so that the record will be comprehensible. The system is not equipped to record two (2) individuals speaking at the same time. You are admonished to refrain from interrupting or otherwise speaking over presentations by any other person. Persons wishing to review the proceedings will be afforded the opportunity to listen to the recording at the Municipal Building or, in the alternative, to supply or purchase a flash drive onto which the recording can be downloaded. Your cooperation in this regard is greatly appreciated.

B. PLEDGE OF ALLEGIANCE

C. OPENING STATEMENT

D. ROLL CALL

Bruce Buechler, Deborah Gabry, Diane Nash, Philip D. Neuer, Bart Quentzel,
Fred Sanders, Irv Schwarzbaum, William Steinhart, Dr. Michael Straker,
Mark Sussman, Alice Weiss

E. ANNOUNCEMENTS

Future Meetings: April 20, 2017 (regular meeting)
 May 18, 2017 (regular meeting)
 June 15, 2017 (regular meeting)

- Application ZB-16-17/New Cingular Wireless PCS, LLC (AT&T) that was scheduled to be heard at this meeting has requested to be carried over to the next Zoning Board meeting held on April 20, 2017 and no further notice will be required.

F. ANNUAL REPORT

Adopt: Zoning Board of Adjustment Annual Report – 2016

G. MINUTES

Adopt Minutes: February 16, 2017 (regular meeting)

H. SWEARING IN

Township Professionals

I. RESOLUTIONS

- 1. ZB-16-04/Piacenza** **Denied 2/16/17**
Block: 172.25; Lot: 12; Zone: R-4
14 Manger Road
“d” variance for establishing a home day care business
- 2. ZB-16-16/Image Resources Group** **Approved 2/16/17**
on behalf of Macy’s Backstage
Block: 155.21 & 155; Lots: 40 & 40.03; Zone: P-C
495 Prospect Avenue
Seeking two “c” variances to install an additional façade sign
- 3. ZB-16-15/Public Service Electric & Gas Co.** **Approved 2/16/17**
325 Mt. Pleasant Avenue
Block: 155; Lot: 26.01; Zone: O-R
“d” variance for electrical and civil upgrades to the West Orange PSE&G switching station.

J. APPLICATIONS

- 1. ZB-16-06/Zamora** **Carried from 2/16/17**
Block: 113.01; Lot: 69 & 70; Zone: R-T
43 Park Terrace
“c” variances for rear and side yard setbacks
- 2. ZB-16-11/Facey** **Carried from 2/16/17**
Block: 85.03; Lot: 8; Zone: R-5
233 Mt. Pleasant Avenue
“d” variance to repurpose an existing garage to be utilized as a den

3. ZB-16-14/Sumrak

Carried from 2/16/17

Block: 159.09; Lot: 33.03; Zone: OB-1

421 Northfield Avenue

“c” variance to install a 6’ privacy fence in the front of the property

K. ADJOURNMENT