

**AGENDA**  
**TOWNSHIP OF WEST ORANGE**  
**ZONING BOARD OF ADJUSTMENT MEETING**

**December 17, 2020**

**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://us02web.zoom.us/j/84938193298?pwd=Q3hNQlNmZHFzakhzRmdHZ013dzJJUT09>**

**Or**

**Telephone: Dial: US: 1-646-558-8656**

**Webinar ID: 849 3819 3298**

**Password: 980265**

**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**

Jerome Eben, Deborah Gabry, Philip D. Neuer, Bart Quentzel, Jonathan Redwine, Irv Schwarzbaum, William Steinhart, Dr. Michael Straker, M. Sussman, Alice Weiss

**E. ANNOUNCEMENTS**

Meetings:     January 21, 2021 (regular)  
                  February 18, 2021 (regular)  
                  March 18, 2021 (regular)

\*Application **ZB-19-10/ 955 Pleasant Valley Way** that was scheduled to be heard at this meeting, has been carried over and adjourned to the Zoning Board regular meeting scheduled for January 21, 2021 and no further notice will be required.

\*Application **ZB -20-04/Valley Hill Properties, LLC** that was scheduled to be heard at this meeting will be not be heard and hearing date to be determined at a later date.

**F. MINUTES**

**Adopt: November 19, 2020**

**G. SWEARING IN**

Township Professional

**H. APPLICATIONS**

**1. ZB-20-05/Keith and Mary Beth Russell**

**Carried from 10/15/2020**

Block: 164.08; Lot: 18; Zone: R-4

20 Oak Crest Road

Seeking “c” variance approval for a residential property

[Proposed Site Plan Variance](#)

[Planning Director Memo](#)

[Application](#)

[Application Summary Letter](#)

[Photos Exhibits](#)

[Parking Plan- Annotated survey](#)

**2. ZB-20-12/J.O.Y. Church of God, Inc.**

Block: 160: Lot: 11; Zone: R-4

446 Northfield Avenue

Proposing to utilize portions of an existing mixed commercial use building as a place of worship with “d” and “c” variances”.

[Tax Certification](#)

[Signed Site plans and Architectural](#)

[Application](#)

[Planner's Review Memo](#)  
[Cover Letter](#)  
[Revised Plans](#)  
[CME Engineering Review #1](#)  
[CME Review Memo #2](#)

**I. ADJOURNMENT**