

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

**March 18, 2021**

**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/87432295054?pwd=cE5ZN2doNXJTVEpDK2JpbFhNc3M4dz09>

**Or Telephone: Dial: US: 1-646-558-8656 Webinar ID: 874 3229 5054 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. ADMINISTERING OATH OF OFFICE**

Administer oath to Peter Ricci; oath administered by Board Counsel, Alice Beirne

**E. ROLL CALL**

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

**F. ANNOUNCEMENTS**

Meetings:   March 29, 2021 (Special Meeting)  
                  April 15, 2021 (regular)  
                  May 20, 2021 (regular)  
                  June 17, 2021 (regular)

-ZB -21-02/Santiago will not be heard tonight as per Chairman Neuer. It will be carried to the April 15, 2021 meeting.

-ZB-19-10/Pleasant Valley Way, LLC will not be heard tonight as per Chairman Neuer. There will be a Special Meeting scheduled for March 29, 2021 via Zoom.

-ZB-20-14/E&J Masonry Supply Inc. will not be heard tonight as per Chairman Neuer. It will be carried to the April 15, 2021 meeting.

**G. MINUTES**

Adopt: February 18, 2021 Meeting Minutes

**H. SWEARING IN**

Township Professional(s)

**I. RESOLUTIONS**

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

**Approved on 2/18/2021**

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

20 Oak Crest Road

Seeking “c” variance approval for a residential property

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

**Approved on 2/18/2021**

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”.

**J. APPLICATIONS**

**1. ZB-20-15/Dean**

Block: 46.05; Lot: 1; Zone: R-5

171 Walker Road

Seeking a “c” variance for the rear yard setback for the expansion of an existing upper deck and replace lower patio with a deck.

[Application Package](#)

[Checklist](#)

[Photos](#)

[Site & Architectural Plans](#)

[Survey](#)

[Planning Director's Memo](#)

**2. ZB-21-03/Ice**

Block: 148.04; Lot: 5; Zone: R-6

37 Moore Terrace

Seeking a “c” variance for the side yard setback for installing a mini split air condenser on the side of house

[Application Package](#)

[Planning Directors Memo](#)

**J. ADJOURNMENT**