

AGENDA
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT MEETING

March 29, 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/89386718575?pwd=WIVXV1ZabEhoZUtEbmdBcnYzRklydz09>

Or Telephone:

Dial: US: 1-646-558-8656 Webinar ID: 893 8671 8575 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, Philip D. Neuer, Bart Quentzel, Jonathan Redwine, Peter Ricci,
Irv Schwarzbaum, William Steinhart, Dr. Michael Straker, M. Sussman, Alice Weiss

E. ANNOUNCEMENTS

Meetings: April 15, 2021 (regular)
May 20, 2021 (regular)
June 17, 2021 (regular)

Chairman Neuer making 2 (two) additional announcements.

H. SWEARING IN

Township Professional(s)

I. APPLICATIONS

1. ZB -19-10/955 Pleasant Valley Way, LLC

Carried from 3/18/2021

Block: 172.02; Lots: 8.01 & 8.03; Zone B-2

955 & 963 Pleasant Valley Way

Seeking “d” use and height variances and “c” variances and preliminary and final major site plan approval to construct a four (4) story self-storage facility. Originally carried from 1/21/2021 will be carried to a Special Meeting at a date to be determined.

[Executed Application](#)

[Site Plans](#)

[Stormwater Report](#)

[Traffic Assessment Letter Report](#)

[Parking Memorandum](#)

[West Orange Cover Sheet](#)

[Basement Plans](#)

[First Floor Plans](#)

[Second & Third Floor Plans](#)

[Fourth Floor Plans](#)

[Elevations](#)

[Applicant's Professional Planners Report](#)

[Revised Cover Sheet](#)

[Revised Elevation Plan](#)

[Revised Lower Cellar Plan](#)

[Revised Office Plan](#)

[Revised Roof Plan](#)

[Revised Third Floor Plan](#)

[Revised Upper Cellar Plan](#)

[Site Plans Actual](#)

[Revised 1st & 2nd Floor Plans](#)

[Planning Directors Memo REVISED](#)

[Township Forester Review](#)

[Township Consulting Engineer Review Memo](#)

[Ariel Exhibit](#)

[Colorized Site Plan Exhibit](#)

[Mean Grade Exhibit](#)

[Site Plans REV 2 Exhibit](#)

[Steep Slopes Plan Exhibit](#)

[Street View From Above Exhibit](#)
[East Above REVISED Exhibit](#)
[Sustainability Checklist Exhibit](#)
[Traffic Parking Assessment Letter](#)
[Environmental Status of Former Gas Station Site](#)
[Section Exhibit](#)
[Solid Waste Management Statement](#)
[Revised Site Plan 3](#)
[Truck Turning Exhibit](#)
[Consulting Engineer's Review Memo #2](#)
[Operations Presentation Exhibit](#)
[Supplemental Report from Township Planner](#)
[Foundation Retaining Wall Exhibit](#)
[Building Height Calculation Narrative](#)
[Environmental Noise Analysis](#)
[Cover Letter Revised Submission](#)
[Parking Memorandum](#)
[Purchase Sale Agreement](#)
[Traffic Assessment Revised](#)
[Earthwork Exhibit](#)
[Indemnification Access Agreement](#)
[GEO Tech Report](#)
[Revised Landscape Plan](#)
[Environmental Report](#)
[Township Fire Officials Review Memo](#)
[Review Memo from the WO Police Traffic Division](#)
[Operations-Presentation-Exhibit](#)
[Revised-Foundation-Retaining-Wall-Exhibit](#)
[Rental-Slide](#)
[Parking-Memorandum--revised--11-4-2020](#)
[Earthwork Exhibit 2 11-4-2020](#)
[Response Letter to CME memo 11-4-2020](#)
[Revised Site Plan 11-3-2020](#)
[Traffic Assessment revised 11-4-2020](#)
[Sight Distance Exhibit revised 11-4-2020](#)
[Stormwater Mgmt--Report-11-4-2020](#)
[Stormwater-OM-Manual-11-4-2020](#)

[Consulting Engineer Review Memo #3](#)
[Revised Architectural- Plans 11-12-2020](#)
[Planning Director's Memo November 2020](#)

[Site Rendering Exhibit 11/18/2020](#)
[Architectural Rendering of Proposed Building Exhibit 11/18/2020](#)
[Section Rendering Exhibit 11/18/2020](#)

[Revised 1st & 2nd Floor Plans Sheet A](#)

[Revised Architectural Cover Sheet](#)

[Revised Architectural Plans A 20 Upper Cellar](#)

[Revised Roof Plan Sheet A50](#)

[Revised Sheet A30 and 2nd Plans Sheet A31](#)

[Revised Planners Report 1/11/2021](#)

[Revised Sheet A10 Lower Cellar Plan](#)

[Revised Sheet A40 Elevations](#)

[Revised Site Plan 1/11/2021](#)

[Township Planner's Report Final 1/2021](#)

[Section Rendering Exhibit Revised](#)

[Site Rendering Exhibit Revised](#)

[Operations Presentation Jan 2021](#)

[Supply and Demand Study 4](#)

[Township Engineers Review Memo](#)

[Colored Rendering of Storage Unit Facility](#)

https://drive.google.com/file/d/1fnifylRe9_irFpBla-Rh8BcoEHMR_88r/view?usp=drive_web

[Enscape](#)

[Roof Plan](#)

[West Orange Storage Unit Imagery](#)

J. ADJOURNMENT