

AGENDA
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT MEETING

May 20, 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/82447676234?pwd=dTIIN2VKNNF6SUFjVGZhQzIXdng2dz09>

Or Telephone: Dial: US: 1-646-558-8656 Webinar ID: 824 4767 6234 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: June 10, 2021 (Special Meeting)
June 17, 2021 (regular)
July 15, 2021 (regular)
August 19, 2021 (regular)

F. SWEARING IN

Township Professional(s)

G. RESOLUTIONS

1) ZB-21-02/Santiago

Approved 4/15/2021

Block: 85.06; Lot:2; Zone: R-5

205 Mt. Pleasant Avenue.

“C” Side Yard Variance to replace front and side decks with a wraparound porch.

[Changes to Original Variance Request](#)

H. APPLICATIONS

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

Carried from 3/29/2021

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.

[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](#)
[Video - First Pass.mp4 - Google Drive](#)
[Enscape](#)
[Roof Plan](#)
[West Orange Storage Unit Imagery](#)
[Site Plan](#)
[Cover Letter Revised Submission 5/7/2021](#)
[West Orange City Submittal 5/6/2021](#)
[Stormwater Report](#)
[Section Rendering](#)
[Site Rendering](#)

2. ZB 21-06 / Rawls

Block: 176.02; Lot: 7

7 Marmon Terrace

Seeking 2 C2 Variances

[Variance Application](#)

[Variance Paperwork](#)

[Property Survey](#)

[Variance 1](#)

[Variance 2](#)

[Variance 3](#)

[Variance 4](#)

[Variance 5](#)

[Variance 7](#)

[Planning Director's Memo](#)

[Google Photos](#)

2. ZB 21-05 / Tamay

Block: 125.02; Lot: 100

60 Cherry Street

Seeking a C1 Variance with an exceptional situation.

[Planning Director's Memo](#)

[60 Cherry Street Documents](#)

[Planning Director's Memo](#)

I. ADJOURNMENT