

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

**June 17, 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/81670832289?pwd=UHovODg4ekhYZGV1OUVKcVoweEwwd09>

**Or Telephone: Dial: US: 1-646-558-8656 Webinar ID: 816 7083 2289 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: July 15, 2021 (regular)  
August 19, 2021 (regular)  
September 23, 2021 (regular)

**F. MINUTES**

**Adopt:** April 15, 2021 Meeting Minutes  
May 20, 2021 Meeting Minutes

**G. SWEARING IN**

Township Professional(s)

## H. RESOLUTIONS

**1. ZB -19-10/955 Pleasant Valley Way, LLC** (Approved 5/20/2021)

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.

**2. ZB 21-06 / Rawls** (Approved 5/20/2021)

Block: 176.02; Lot: 7

7 Marmon Terrace

Seeking 2 C2 Variances

## I. APPLICATIONS

**1. ZB 21-05 / Tamay** (Carried from 5/20/2021 Meeting)

**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](#)

**2. ZB-20-14/E&J Masonry Supply Inc.** (Carried from 4/15/2021 Meeting)

Block: 2; Lot: 43.01 & 50; Zone: R-T

15-19 Meeker Street

Seeking a “d” and “c” variances major site plan approval.

[Application Packet](#)

[Planning Director Memo](#)

[Planning & Zoning Report](#)

[SWM Report](#)

[Engineering Site Plan](#)

[Township Resubmission Cover Letter](#)

[Meeker Street Addition 01-A1](#)

[Meeker Street Addition 01-A2](#)

[E&J-Masonry Supply---Review#1](#)

[NJ Department of Environmental Protection](#)

[Engineering Plans](#)

[Resubmission- Cover Letter](#)  
[Storm Water Management Report](#)  
[Boundary and Topographic Survey](#)  
[Review #2](#)  
[Architectural Plan Revised Meeker Addition \(1\)](#)  
[Architectural Plan Revised Meeker Addition \(2\)](#)  
[Revised Plans](#)

**3. ZB -21-09/ Simeus**

**Block: 153.15; Lot 3; Zone R-6**

**4 Blackburne Terrace**

Seeking C1 & C2 variances to add six (6) feet privacy fence to rear of yard.

[Combined Plan Proposal and Application](#)  
[Planning Director Memo](#)  
[Verification of Taxes & Sewer Payment](#)

**4. ZB 21-10/ LaGanke**

**Block: 1; Lot: 1.14; Zone:**

**532 Hillside Terrace**

Seeking C1 & C2 variances to add six (6) feet privacy fence to rear of yard.

[200 Foot Radius](#)

[Proposal](#)

[Survey](#)

[Survey New Fence](#)

[Variance Application](#)

[Tax & Sewer Verification of Payment](#)

[Planning Director Memo](#)

**5. ZB 21-11/ Reu**

**Block: 1; Lot:2 ; Zone:**

**236 South Valley Road**

Seeking C1 & C2 variances to add six (6) feet privacy fence to rear of yard.

[Full Variance Application](#)

[Planning Director Memo](#)

**I. ADJOURNMENT**