

AGENDA
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT MEETING

July 15, 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/86963542798?pwd=cE10R0EwUHZsdTRvNkFzc2VMTHJQZz09>

Or Telephone: Dial: US: 1-646-558-8656 Webinar ID: 869 6354 2798 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: August 19, 2021 (regular)
September 23, 2021 (regular)
October 21, 2021 (regular)

- **ZB 20-16 PS Atlantic Coast LLC** will not be heard. It is being carried to the 8/19/2021 Regular Meeting.

F. MINUTES

Adopt: 4/15/2021, 5/20/2021, 6/17/2021 Meeting Minutes

G. SWEARING IN

Township Professional(s)

H. RESOLUTIONS

1) ZB -21-09/ Simeus (Approved 6/17/2021)

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.

2) ZB 21-10/ LaGanke (Approved 6/17/2021)

Block: 1; Lot: 1.14; Zone:

532 Hillside Terrace

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

H. APPLICATIONS

1. ZB 21-11/ Reu (Carried from 6/17/2021)

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](#)

[Addendum](#)

2. ZB 21-15 Hutton Ave

7 Hutton Avenue

Block 78.01; Lot 1; Zone OB-1

Seeking D Variance and Preliminary/Final Site Plan approval to convert offices from residential use.

[Zoning Review Set- Sealed](#)

[Marucci Plans Engineer](#)

[Tax Document](#)

[Application](#)

[W-9](#)

[Planning Report](#)

[Planning Director Memo](#)

[Town Engineer Review #1](#)

3. ZB -21-04/ CSH Development LLC

(Carried from 6/10/2021)

Block: 152.22; Lot 1; Zone B-2

609 Eagle Rock Avenue

Seeking a C2 Variance (50' Buffer from adjoining residential use or district; and 3 loading docks) and a D Variance assisted living facility.

[ZB Letter and Application](#)

[Storm Water Management Report](#)

[Final Traffic Assessment](#)

[BMA 20B-399](#)

[Sunrise Development v. Zoning Board](#)

[LA1 Landscape Plan](#)

[LA2 Landscape Details](#)

[Planner's Report](#)

[West Orange View 1](#)

[West Orange View 2](#)

[Cover Sheet](#)

[LD Package](#)

[Engineering Survey Transmittal](#)

[Ariel Map](#)

[Demolition Plan](#)

[Site Plan](#)

[Grading Plan](#)

[Drainage Utility Plan](#)

[Lighting Plan](#)

[Soil Erosion & Sediment Control Plan](#)

[Soil Erosion Details](#)

[#10 Construction Details](#)

[#11 Construction Details](#)

[#12 Construction Details](#)

[#13 Construction Details](#)

[Storm Water Management Report](#)

https://drive.google.com/file/d/1Wqq4WFr1efcpfYcxswE2EeoQs_CYISfE/view?usp=sharing

[SPRAB Report](#)

[Review #1 May 10, 2021](#)

[ARCH AEX](#)

[Transmittal](#)

[Landscape Details](#)

[Landscape Plan](#)

[AEX07](#)

[Storm Water Management Report](#)

[Submission Letter](#)

[Engineering Response Letter](#)

[Sustainability Checklist for Application](#)

[Review #1](#)

[Planning Director Memo](#)

https://drive.google.com/file/d/1AXyZIf7oXtIjRy_TTl8dfQuiZZ7odnyf/view?usp=sharing

[Review #2](#)

[Traffic Engineering Assessment Supplement](#)

[Traffic Engineering Response Letter](#)

[Planning Exhibit](#)

[Exhibit List for Meeting](#)

[Exhibit List](#)

[Tree Removal Application -Signed](#)

[Landscape Details](#)

[Landscape Plan](#)

[Rendered Landscape Plan](#)

<https://drive.google.com/file/d/1wo6VfyuWbRY71KIRs4BTrTahTBsQ9JEI/view?usp=sharing>

[Submission Letter](#)

[Transmittal](#)

[AEX01-05](#)

<https://drive.google.com/file/d/1PH4vThPpbG6iYNrnaF8cF1tk1wDgQcr8/view?usp=sharing>

<https://drive.google.com/file/d/1bWkku8VQmge5uX-dHLP5Q6eNHil7Jj1/view?usp=sharing>

[Exhibit List](#)

[Existing Conditions Exhibit](#)

4. ZB 21-12 Sanchez-Nunez /35 Llewellyn Avenue

35 Llewellyn Avenue

Block: 113.02; Lot: 112

Applicant is requesting a C1 Variance with an exceptional situation for a waiver to garage construction.

[Garage Drawings](#)

[Survey](#)

[Testimonial Proposal](#)
[Planning Director Memo](#)
[Tax Document](#)
[Application](#)

I. ADJOURNMENT