

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

**September 23, 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/84325392139?pwd=eEw5enAvejVSRUNDZEFVV1BQeG4ydz09>

Or Telephone: Dial: US: 1-646-558-8656 Webinar ID: 843 2539 2139 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:   October 21, 2021 (regular)  
                  November 18, 2021 (regular)  
                  December 16, 2021 (regular)

- **ZB 21-14/ 182 Watchung Avenue/ Paguay & Chuqui** is being carried to the October 21, 2021 Regular Meeting.

**F. MINUTES**

**Adopt:**       [May 20, 2021 Meeting Minutes](#)  
                  [June 17, 2021 Meeting Minutes](#)

**G. SWEARING IN**

Township Professional(s)

## **H. RESOLUTIONS**

**1. ZB 21-12 Sanchez-Nunez /35 Llewellyn Avenue (Approved 8/19/2021 Meeting)**

**35 Llewellyn Avenue**

**Block: 113.02; Lot: 112**

**2. ZB 21-05 / Tamay**

**(Approved 8/19/2021 Meeting)**

**60 Cherry Street**

**Block: 125.02; Lot: 100**

[Blue Prints & Zoning Board Application](#)

[01-C-1-60-Cherry-St-REV-3-24X36](#)

[03-A-1-60-Cherry-St-REV3-24X36](#)

[05-A-3-60-Cherry-St-REV-3-24X36](#)

[06-A-4-60-Cherry-St-REV-3-24x36](#)

[60-Cherry-St-Blueprints-and-PB-ZBA](#)

## **I. APPLICATIONS**

**1. ZB 21-13 Panorama LLC – Chit Chat Diner**

**410 Eagle Rock Avenue**

**Block 109 & 111; Lots 1.01 & 1.05**

Applicant proposes to add rear deck to existing restaurant with an Amended Site Plan and C1 and C2 variances.

[Deck](#)

[Planning Director Memo](#)

[Signed Plans](#)

[Full Application and Contents](#)

**2. ZB -21-04/ CSH Development LLC**

**(Carried from 8/19/2021)**

**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 - Old](#)  
[Site Plan- Old](#)  
[Grading Plan- Old](#)  
[Drainage Utility Plan - Old](#)  
[Lighting Plan - Old](#)  
[Soil Erosion & Sediment Control Plan](#)  
[Soil Erosion Details](#)  
[#10 Construction Details - Old](#)  
[#11 Construction Details - Old](#)  
[#12 Construction Details - Old](#)  
[#13 Construction Details - Old](#)  
[Storm Water Management Report](#)  
[Longstone Gardens Landscape Plan \(January 22, 2021\)](#)  
[SPRAB Report](#)  
[CME Review #1 May 10, 2021](#)  
[Meyer Architecture Plans \(April 28, 2021\)](#)  
[Transmittal](#)  
[Landscape Details](#)  
[Landscape Plan](#)  
[Meyer Architecture Outdoor Rendering](#)  
[Storm Water Management Report](#)  
[Submission Letter](#)  
[Engineering Response Letter](#)  
[Sustainability Checklist for Application](#)  
[Planning Director Memo](#)  
[CME Review #2 \(6-4-2021\)](#)  
[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](#)  
[Preliminary & Final Site Plans \(January 25, 2021\)](#)  
[Submission Letter \(Dynamic 5/27/2021- Old\)](#)  
[Transmittal - Old](#)  
[Meyer Architecture Plans \(June 21, 2021\)](#)  
[Exterior Rendering \(June 21, 2021\) \(AEX06\)](#)  
[Exterior Rendering \(June 21, 2021\) \(AEX07\)](#)  
[Exhibit List - Old](#)  
[Existing Conditions Exhibit](#)  
[Demolition Plan](#)  
[Shropshire CV](#)  
[Site Plan Showing Contract Parcels](#)  
[Edward Snieckus Resume](#)  
[Landscape Plans Details](#)  
[Landscape Plans](#)  
[Preliminary & Final Site Plan \(January 25, 2021\) - Old](#)  
[Resubmission Letter](#)  
[Transmittal \(8/9/2021 Dynamic Letter- Site Plans\)](#)  
[Existing Trees](#)  
[Conceptual Landscape Plan](#)  
[Existing Conditions and Zoning Analysis Exhibit \(9/20/2021\)](#)  
[West Orange Presentation-6/10/21 McElwee-Documents](#)

### **3. ZB 21-16/Reichman (12 Moore Terrace)**

Block: 148.05; Lot: 48; Zone: 48

12 Moore Terrace

Seeking “C” Variances for coverage and accessory use setbacks.

[Variance Application](#)

[Variance Drawings](#)

[Planning Director Memo](#)

[Site Photos and Satellite Image](#)

**4. ZB 21-17 Trusca (36 Gregory Avenue)**

Block: 77; Lot: 7

36 Gregory Avenue

Seeking C1 Variance for final site plan approval with variance.

[Deck Variant Application](#)

[Certified Letter Receipts](#)

[Form PH-4Z](#)

[Trusca Public Notice-Worrall Publications](#)

[Planning Director Memo](#)

**J. ADJOURNMENT**