

AGENDA
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT MEETING

January 20, 2022

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://us06web.zoom.us/j/83260374291?pwd=eXFOS3RHREV0UWdwU0lpQ29ibEpNdz09>

Or Telephone: Dial: US: 1-646-558-8656 Webinar ID: 832 6037 4291 Password: 980265

(Draft agenda is subject to change. For those persons having technical difficulties, please call 862-216-0144.)

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, Dr. Michael Straker, M. Sussman, Alice Weiss

E. ANNOUNCEMENTS

Future Meetings: February 17, 2022 (regular)
March 24, 2022 (regular)
April 28, 2022 (regular)

- Application **ZB 21-01 M. Vega Investments LLC** is being carried to the February 17, 2022 Regular Meeting.

F. REORGANIZATION

Vote: Appoint Chairman
 Appoint Vice-Chairman
 Appointing Board Secretary
 Appointing Board Attorney
 Appointing Site Plan Review Advisory Board Representatives

G. MINUTES

- Meeting Minutes will be on the February 17, 2022 Agenda.

H. SWEARING IN

- Township Professional(s)
- Reappointment of Mr. Bart Quentzel (Alt.1)
- Appointment of Mr. Mark Sussman (Board Member)

I. RESOLUTIONS

- **ZB 21-13 Panorama LLC – Chit Chat Diner (Approved at 12/16/2021 Meeting)**
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.

- **ZB 21-20 Gurrieri/9 Lowell Avenue (Approved at 12/16/2021 Meeting)**
9 Lowell Avenue
Block: 46; Lot: 6; Zone: R-5
Seeking “c” variances for already constructed improvements.

J. APPLICATIONS

- 1. **ZB-20-14/E&J Masonry Supply Inc. (Carried from 8/19/2021 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 \(Dated February 11, 2021\)](#)

[Planning & Zoning Report \(Dated January 29, 2021\)](#)

[Stormwater Management Report \(Revised January 2021\)](#)

[Engineering Site Plan \(Dated November 2, 2020\)](#)

[Resubmission Cover Letter \(Dated February 5, 2021\)](#)

[Meeker Street Addition 01-A1 \(Revision Date January 26, 2021\)](#)

[Meeker Street Addition 01-A2 \(Revision Date January 26, 2021\)](#)

[CME Engineering - Review#1 \(Dated March 12, 2021\)](#)

[NJ Department of Environmental Protection Application](#)

[Engineering Plans \(Revision Date April 5, 2021\)](#)
[Resubmission- Cover Letter \(Dated April 5, 2021\)](#)
[Storm Water Management Report \(Revised April 2021\)](#)
[Boundary and Topographic Survey \(Dated March 22, 2020\)](#)
[CME Engineering - Review \(Dated April 7, 2021\)](#)
[Architectural Plan \(Revision April 15, 2021\) A-02](#)
[Architectural Plan \(Revision April 15, 2021\) A-1](#)
[Revised Plans \(Cover Letter dated June 2, 2021\)](#)
[Proposed First & Second Floor Plans and Elevations \(Dated December 16, 2019\)](#)
[Cover Letter \(Dated July 28, 2021\)](#)
[Engineering Plans \(Revision Date July 26, 2021\)](#)
[Dump Truck Circulation Exhibit II \(Dated June 15, 2021\)](#)
[Dumpster Roll Off - Exhibit III \(Dated July 26, 2021\)](#)
[Grading, Drainage, Utility Plan, and Removals Plan \(July 8, 2021 Revision\)](#)
[FHA Flood Storage Plan \(Tin Method\) With Elevation Banding \(Revision Dated July 8, 2021\)](#)
[Existing Flood Hazard Area Plan \(July 9, 2021 Revision\)](#)
[Proposed Flood Hazard Area Plan \(Revision Dated July 9, 2021\)](#)
[New Jersey Department of Environmental Protection Watershed & Land Management \(Verification and IP Approval\)](#)
[Planning Director Memo Updated 10/12/2021](#)
[Cover Letter from L Criangle \(Architect\) \(Dated September 2, 2021\)](#)
[Roof Top Performance Data \(Dated March 30 2020\)](#)
[Trane Y4C As Built Drawings for unit \(Created October 5, 2021\)](#)
[ZB 20-14 Architectural Plans Meeker Addition \(9-2-2021 Revision\)](#)

2.ZB-21-08/Main West Orange LLC

**Block: 116; Lot:53, 53.01 & 55; Zone: B-1 &R-T
257-259 Main Street**

Seeking site plan approval with “d” variance to convert existing 2 attached buildings which vary in height into one 4 story building.

[Incompleteness Letter Response](#)

[Incompleteness Response 1](#)

[Application and Plans](#)

[Tax Collector- Verification of Taxes and Sewer](#)

[Planning Director Memo \(Dated September 10, 2021\)](#)

[Response to SPRAB 9/8/2021](#)

[Township Engineer Review #1 Dated 9/28/2021](#)

[SPRAB Report](#)

3. ZB-20-16/PS Atlantic Coast, LLC

(Carried from 10/28/2021 Meeting)

424 Eagle Rock Avenue

Block: 111; Lot: 1.08; Zone: B-2

Prelim. & Final Site Plan Approval w/variances to construct a storage unit facility

[Architectural Plans- Resubmission Set \(Dated 3-26-2021\)](#)

[Site Plans Resubmission Set \(Dated 3-26-2021\)](#)

[Filing Letter \(Dated 12-4-2020\)](#)

[10% Disclosure](#)

[Completed Checklist & Sustainability Form](#)

[Fully Executed Application](#)

[Planning & Zoning Report \(Dated 11-19-2020\)](#)

[Site Plans \(Dated 11-19-2020\)](#)

[Stormwater Report \(November 2020\)](#)

[Completed Tree Removal Permit](#)

[Property Owners List](#)

[Property Survey](#)

[Written Proposal](#)

[Town Engineer LTE Review \(Dated 5-18-2021\)](#)

[Town Engineer Memo to WO Zoning Board - Review #1 \(Dated 5-18-2021\)](#)

[Landscape Plan \(Dated 11-19-2020\)](#)

[Aerial View \(Dated 11-19-2020\)](#)

[Site Layout Plan \(Dated 11-19-2020\)](#)

[Architectural Package \(Dated 3-26-2021\)](#)

[Environmental Impact Statement \(Dated 8-6-2021\)](#)

[Traffic Generation Report \(Dated 7-21-2021\)](#)

[Engineering Response Letter \(Dated 8-9-2021\)](#)

[Site Plans \(Dated 3-26-2021\)](#)

[Stormwater Management and Engineer's Report \(August 2021 Revision\)](#)

[Planning Director's Memo \(Dated 8-13-2021\)](#)

[Traffic Report \(Dated 7-21-2021\)](#)

[Engineering Response Letter \(Dated 8-26-2021\)](#)

[Engineering Site Plans \(11-19-2020\)](#)

[Traffic Report 7/21/2021](#)

[Planning & Zoning Report \(Revised 8-25-2021\)](#)

[Stormwater Management System Operation and Maintenance Manual \(August 2021\)](#)

[Planning Director Memo \(Updated 8-30-2021\)](#)

[Town Engineer Review Letter \(Dated 8-23-2021\)](#)

[Fully Executed Application and Attachment](#)

[Geophysical Survey \(Dated 2-8-2021\)](#)

[Geotechnical Engineering Exploration and Analysis \(Dated 10-13-2020\)](#)

[OPRA Request Submitted \(Dated 9-10-2021\)](#)

[10% Disclosure Updated](#)

[Town Engineer Engineering Review #3 \(Dated 9-21-2021\)](#)

[West Orange Easement \(Dated 1959\)](#)

[Stormwater Management & Engineer's Report \(Revised August 2021\)](#)

[Geotechnical-Engineering-Exploration--Analysis-Report-Dated-10-13-2020](#)

[Planning-/Zoning Report Revision-Date-10-14-2021](#)

[Preliminary--Final-Site-Plans-Revision-Date-10-14-2021](#)

[Stormwater-Management-and-Engineer-Report-Revision-Date-October-2021](#)

[10% Disclosure-updated 09/10/21](#)

[License Provision of Executed-PSA-424 Eagle-Rock----20200824](#)

[Response for Request for Government Records \(Dated 9-10-2021\)](#)

[Consent to Continuance](#)

[Architectural Plans 9/24/2021](#)

[Daikin Submittal Data Sheet \(24 Ton VRV-IV Heat Pump Unit\) \(Submitted 10-15-2021\)](#)

[Daikin Submittal Data Sheet \(16 Ton VRV-IV Heat Pump Unit 460V\) \(Submitted 10-15-2021\)](#)

[Outdoor Unit Single Zone Heat Pump Ductless System \(Submitted 10-15-2021\)](#)

[Architectural Plans Resubmission 12/6/2021](#)

[Environmental Impact Statement \(Revised 12-6-2021\)](#)

[Resubmission Letter \(Dated 12-6-2021\)](#)

[Architectural Plans Resubmission Set 12/6/2021](#)

[Planning/Zoning Report Revised 12/6/2021](#)

[Preliminary Final Site Plans Revised 12/6/2021](#)

[Recorded Deed- ability to public to park at Boland Drive \(submitted 12-6-2021\)](#)

[Site Plan Resubmission Dated 12/6/2021](#)

[Planning Director Memo \(Dated 12-15-2021\)](#)

[Colorized Site Plan Rendering Dated 12/6/2021](#)

[Storm Water Report Revised 12/2021](#)

[Town Engineer Review Letter 4 - \(Dated 12/16/2021\)](#)

[Stormwater Management & Engineering Report \(Revised January 2022\)](#)

[Preliminary/Final Site Plan \(Revised-January 7, 2022\)](#)

[Storm Water Management Operation & Maintenance \(Dated January 2022\)](#)

[Planning & Zoning Report \(Revised January 7, 2022\)](#)

[Environmental Impact Statement - Public Storage \(Revised January 7, 2022\)](#)

[Architectural Plans - Submission Set \(Dated 1/7/2022\)](#)

[Planning Director Memo 1/12/2022](#)

[Zoning Board Engineer - Review #5 \(Dated-January 17, 2022\)](#)

K. ADJOURNMENT