



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

Department of Planning and Development

ROBERT D. PARISI

Mayor

DIANA L. CHANDLER

Zoning Board Secretary

Philip D. Neuer, *Chairman*
Irv Schwarzbaum, *Vice-Chairman*
Jerome Eben
Jonathan Redwine
Peter Ricci
Dr. Michael Straker
Mark Sussman
Alice Weiss

Alice Beirne, Esq., *Board Attorney*
Paul Grygiel, AICP, PP, *Township Planner*
John J. Hess, PE, PP, *Consulting Engineer*
Leonard Lepore, PE, *Township Engineer*
Geniece Gary-Adams, *Zoning Official*
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AGENDA

TOWNSHIP OF WEST ORANGE

ZONING BOARD OF ADJUSTMENT MEETING

June 9, 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/87336874254?pwd=RHZjZ3Nmam1Jub1BtaGc2R2JpZEFkZz09>

Or Telephone: Dial: US: 1-646-558-8656 Webinar ID: 873 3687 4254 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, Jonathan Redwine, Peter Ricci, Irv Schwarzbaum,
Dr. Michael Straker, M. Sussman, Alice Weiss

E. ANNOUNCEMENTS

Future Meetings: June 16, 2022 (regular)
July 21, 2022 (regular)
August 18, 2022 (regular)
September 15, 2022 (regular)

G. SWEARING IN

Township Professional(s)

H. APPLICATION

**1.) ZB-22 ZB-22-02 - Monarch Development Group JV LLC co Michael Glynn
(Mayfair Farms Holding Corp.) - 481 Eagle Rock Avenue**

Block:152.01 ; Lot:1445.01 ; Zone: B-2

481 Eagle Rock Avenue

**Seeking “c” and “d” variances to subdivide the existing property and create
construction of a multi-level senior housing facility.**

[Proof-of-Taxes---Monarch-ES42302741](#)

[Proof-of-Taxes-2---Monarch-ES42312461](#)

[ZB-22-02Submission-2242022---Monarch42302661](#)

[ZB-22-02--Application---Monarch-ES42302622](#)

[ZB-22-02--List-of-Property-Owners](#)

[ZB-22-02--Survey---Monarch-ES42275391](#)

[ZB-22Use-Variance-Plan---Monarch-ES42236612](#)

[Zoning-Board-Engineer---Review-1-Dated-March-23-2022](#)

[Planning Review#1 Dated---May 16, 2022](#)

[Affidavit of Notice Package](#)

[Planning Report \(Dated - May 27, 2022\)](#)

[Special Meeting Submission](#)

[Architectural Plans 2/1/2022](#)

[Traffic Impact Analysis 3/29/2022](#)

I. ADJOURNMENT

****THE NEXT REGULAR ZONING BOARD MEETING WILL BE**

THURSDAY June 16, 2022 AT 8:00 P.M. **