



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
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Dr. Michael Straker
Mark Sussman
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Paul Grygiel, AICP, PP, *Township Planner*
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AGENDA

TOWNSHIP OF WEST ORANGE

ZONING BOARD OF ADJUSTMENT MEETING

September 15, 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/82502047595?pwd=KzZqZmQyNkI4SmxqM3BCdW8yQ1ZzUT09>

Or Telephone: Dial: US: 1-646-558-8656 Webinar ID: 825 0204 7595 Password: 980265

(Draft agenda is subject to change. For those persons having technical difficulties, please call 973-325-4109.)

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

E. ANNOUNCEMENTS

- Future Meetings: October 6, 2022 (Special)
 October 20, 2022 (regular)
 November 17, 2022 (regular)
 December 15, 2022 (regular)
- A Special Meeting for **ZB- 21-21 Daughters of Israel Inc. (1155 Pleasant Valley Way)** is being scheduled for October 6, 2022 via Zoom platform.

F. MINUTES

- **Adopt:** **June 9, 2022 (Special Meeting)**
 June 16, 2022 (Regular Meeting)
 July 21, 2022 (Regular Meeting)
 August 18, 2022 (Regular Meeting)

G. SWEARING IN

Township Professional(s)

H. RESOLUTIONS

- **ZB-22-06 Weinberg – 17 Cleveland Terrace** **(Approved 8/18/2022)**
Block: 175.14 ; Lot: 10 ; Zone: R-5
17 Cleveland Terrace
Seeking “C” variances for new driveway and related improvements was approved with conditions at the 8/18/2022 Regular Meeting.
[Revised plans with Landscaping](#)
[Planning Director Post Approval Compliance Memo](#)
- **ZB-22-05 – Trademark Sign, LLC/ Burlington** **(Denied 8/18/2022)**
Block: 155.21; Lot: 40; Zone: P-C
495 Prospect Avenue
Application seeking “c” variance for new monument sign was denied without prejudice at the 8/18/2022 Regular Meeting.

I. APPLICATIONS

- 1) **ZB 22-01 Siju/ 20 Lorelei Road** **(Carried from 7/21/2022)**
Block:172.03 ; Lot:23 ; Zone: R-5
Seeking “C” Variance for expansion of existing house.
[200-ft-Radius-Map-and-Abutting-Owners-List-Dated-1-13-2022](#)
[Basement-As-Built-Plan-and-UL-Design-A-5-Dated-1-13-2022](#)
[Boundary-Survey-Dated-11-16-2021](#)

[Buffer-Report](#)
[Elevations-Sheet-A-1-Dated-1-13-2022](#)
[Elevations-Sheet-A-2-Dated-1-13-2022](#)
[First-Floor-As-Built-Plan-A-3-Dated-1-13-2022](#)
[Plg-Dir-Memo-ZB-22-01---Siju](#)
[Proposal-Letter-Dated-1-13-2022-from-C-Dougherty-Architect](#)
[Proposed-Addition-and-Alterations-Existing-Residence-Dated-1-13-2022](#)
[Second-Floor-As-Built-Plan-A-4-Dated-1-13-2022](#)
[Siju-Zoning-submission-set---Plans-Dated-1-13-2022](#)
[Tree-Removal-Application](#)
[Verification-of-Taxes](#)
[Zoning-Submission-Cover-Sheet---C1-Dated-1-13-2022](#)
[Application](#)
[ZB 22-01 Camera Construction Contract Dated 11/15/2020](#)
[Subpoena Camera Construction Dated June 15, 2022](#)
[Subpoena Camera Construction personally- Dated June 15, 2022](#)
[ZB-22-01 Siju - Original Submitted Construction Plans](#)
[Architectural Submission Dated 7/8/2022](#)
[Survey 200- Lorelei Road Dated 11/16/2021](#)
[Application 7/8/2022 Resubmission](#)
[Arch Drawing Dated 8/14/2020](#)
[Planning Director Memo- Siju updated 7/18/2022](#)
20 [orelei- Building Dept](#)

2.) ZB 21-01 M Vega Investments LLC/66 Franklin Avenue (Carried from 8/18/2022)

66 Franklin Avenue

Block: 134.02; Lot: 75.03, 79, 81; Zone: B-1

Seeking “c” and “d” variances for modifications to property with mix of uses.

[Application & Original Submission \(w Planning Report Dated 12-22-2020\)](#)
[Property Survey \(Dated June 28, 2021\)](#)
[Traffic Assessment Report \(Dated September 24, 2021\)](#)
[Preliminary & Final Site Plan Set 9/24/2021](#)
[SPRAB Report \(Dated February 9, 2021\)](#)
[West Orange Planning Board \(Site Plan Submission \(Dated - September 20, 2021\)](#)
[Planning Director's Memo \(Dated November 24, 2021\)](#)
[Traffic and Parking Assessment Report Cover Letter](#)
[Traffic and Parking Assessment Report Revised 12/3/2021](#)
[Zoning Board Engineer Review #1 \(Dated 12-8-2021\)](#)
[Preliminary/Final Major Site Plan \(Dated - January 7, 2022\)](#)
[Stormwater Management Statement \(Dated January 7, 2022\)](#)
[Summary of Approvals and Permits \(Dated-January 6, 2022\)](#)
[Summary of Requested Relief \(Dated- January 6, 2022\)](#)
[Cover Later \(Dated January 7, 2022\)](#)
[Town Engineer- Review #2 \(Dated- January, 18, 2022\)](#)
[Planning Director Memo \(Updated January 28, 2022\)](#)
[Consent to Continuance Dated 2/14/2022](#)
[Consent to Continuance 4/19/2022](#)

[Cover Letter Dated 6/13/2022](#)
[Ariel Exhibit Dated 2/15/2022 \(Submitted 6/13/2022\)](#)
[Rendered Site Plan Exhibit Dated 1/14/2022 \(Submitted 6/13/2022\)](#)

[Cover Letter](#)

[Site Plan Set](#)

[Architectural Plans Hardcopies in RUT](#)

[Planning Director memo ZB21-01 M Vega Investments LLC updated 8/8/2022](#)

[CME Engineering – Review #3 \(Dated 8-10-2022\)](#)

[Signature Block Change](#)

[Submission from Architect- Letter Dated 8/15/2022](#)

[Truck Turn Exhibit \(Submitted 8-18-2022\)](#)

[J. Hess Response to Truck Turn Exhibit Dated 8/18/2022](#)

[8/29/2022- S. Hywell Email re: Truck Turn Exhibit](#)

[Cover Letter](#)

[Site Plan Set](#)

[Pipe Sizing Analysis](#)

[Truck Turn Exhibit](#)

[Deputy Fire Chief - 66 Franklin Turn Plan Memo Dated 9/6/2022](#)

[CME Review Dated 9/13/2022](#)

3.) ZB- 21-21 Daughters of Israel Inc. (1155 Pleasant Valley Way) (Carried from 8/18/2022)

Block:171; Lot:12; Zone: R-2

1155 Pleasant Valley Way

Seeking C1, C2, and D Variances with preliminary and final site plan approval to redevelop the campus into a continuum of care community offering independent living, assisted living and skilled nursing components.

[Zoning Board Application](#)

[Previous Approvals with Exhibits](#)

[Reasons for Relief with Exhibits](#)

[Site Plan Checklist](#)

[Environmental Impact Statement \(Dated October 29, 2021\)](#)

[EIS Steep Slope Figures](#)

[EIS Fig. 1-4](#)

[Parking Study](#)

[Fig. 1-4 to Parking Study](#)

[Stormwater Management Report](#)

[Figures for Stormwater Report](#)

[Preliminary & Final Site Plan \(10-29-2021\)](#)

[Survey](#)

[Architectural & Landscape Plans \(10-29-2021\)](#)

[Landscape Plans for Tree Removal Application](#)

[Tree Removal Plan & Tree Removal List](#)

[Grading Plan for Tree Removal Application](#)

[Transmittal Letter](#)
[Corporate Disclosure Statement-executed](#)
[Owner's Consent Affidavit-executed](#)
[Proposal](#)
[List of Plans--Exhibits](#)
[Sustainability Checklist- 10-29-2021](#)
[Tax Payment Certification](#)
[Required Regulatory Approvals](#)
[List of Variances](#)
[List of Design Standard Exceptions](#)
[List of Submission-Waivers](#)
[Request for De Minimis Exception from RSIS](#)
[Fees Escrow](#)
[IRS Form W-9 EIN-redacted](#)
[Property Owner List 10-13-2021](#)
[Solid Waste Management Statement-FINAL](#)
[Traffic Impact Study](#)
[Planner's Report](#)
[Application for Tree Removal](#)
[Owners Consent Affidavit-executed](#)
[Restrictions Covenants and Easements with Exhibits](#)
[RESUBMISSION: Transmittal Letter 6/1/2022](#)
[RESUBMISSION: ZBA Application Executed](#)
[RESUBMISSION: Corporate Disclosure Statement Executed](#)
[RESUBMISSION: Owner's Consent Affidavit Executed](#)
[RESUBMISSION: Previous Approvals with Exhibits](#)
[RESUBMISSION: Proposal](#)
[RESUBMISSION: Reasons for Relief](#)
[RESUBMISSION: List of Plans and Exhibits](#)
[RESUBMISSION: Site Plan Checklist](#)
[RESUBMISSION: Sustainability Checklist and Appendix](#)
[RESUBMISSION: Tax Payment Certification](#)
[RESUBMISSION: Required Regulatory Approvals and Permits](#)
[RESUBMISSION: List of Variances](#)
[RESUBMISSION: List of Design Standard Exceptions](#)
[RESUBMISSION: List of Submission Waivers](#)
[RESUBMISSION: Request for De Minimis Exception](#)
[RESUBMISSION: Fees and Escrow Computation](#)

[RESUBMISSION: Response to SPRAB Comments Dated 5/26/22](#)
[RESUBMISSION: Property Owner List 5/16/22](#)
[RESUBMISSION: Solid Waste Management Report Date 5/26/22](#)
[RESUBMISSION: Environmental Impact Statement Report Revision Date 5/18/22](#)
[RESUBMISSION: Parking Study 5/20/22](#)
[RESUBMISSION: DOI Traffic Impact Study Revision Date 5/6/22](#)
[RESUBMISSION: DOI Planning Report Final Dated 5/31/22](#)
[RESUBMISSION: Stormwater Management Report Rev #1 Dated 5/20/22](#)
[RESUBMISSION: Stormwater Figures](#)
[RESUBMISSION: Site Plans Dated 5/20/22](#)
[RESUBMISSION: Phasing Plan Signed 5/20/22](#)
[RESUBMISSION: Survey](#)
[RESUBMISSION: Architecture and Landscaping Plans Revision Dated 5/20/22](#)
[RESUBMISSION: Restrictions Covenants and Easements with Exhibits](#)
[RESUBMISSION: Retaining Wall Calculations 5/20/22](#)
[RESUBMISSION: Application for Tree Removal](#)
[RESUBMISSION: Tree Removal Plan and List 5/20/22](#)
[RESUBMISSION: Grading and Drainage Plan Dated 5/20/22](#)
[RESUBMISSION: Owners Consent Affidavit Executed - Dated 10/27/21](#)
[Planning Director Memo – Dated 6/17/2022](#)
[ZB-21-21 - Presentation Boards.pdf](#)
[KDA Architectural Exhibits - Final.pdf](#)
[Exhibit List- Daughters of Israel](#)
[Submission Letter- Exhibits Dated 8/5/2022](#)

J. ADJOURNMENT

***THE SPECIAL ZONING BOARD MEETING WILL BE
THURSDAY, OCTOBER 6, 2022 AT 8:00PM.***

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE
THURSDAY, OCTOBER 20, 2022 AT 8:00PM.****