



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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AGENDA

TOWNSHIP OF WEST ORANGE

ZONING BOARD OF ADJUSTMENT SPECIAL MEETING

October 6, 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/81491184002?pwd=d2REV2tDRnUxc1ZHSkxmWmRrYzYyQT09>

Or Telephone Dial: US: 1-646-931-3860 Webinar ID: 814 9118 4002 Password: 478823

(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 20, 2022 (regular)
 November 17, 2022 (regular)
 December 15, 2022 (regular)

F. SWEARING IN

Township Professional(s)

G. APPLICATIONS

1.) ZB- 21-21 Daughters of Israel Inc. (1155 Pleasant Valley Way) (Carried from 9/15/2022)

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](#)
[Letter to D Chandler re: Legal Issues](#)
[Letter to P. Neuer and ZBA- legal issues](#)

H. ADJOURNMENT

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