



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*
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Jonathan Redwine
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AGENDA

TOWNSHIP OF WEST ORANGE

ZONING BOARD OF ADJUSTMENT MEETING

December 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/83960702883?pwd=Uk94TkRuVGV2L1M4c09zdmR2VnJEdz09>

Or Telephone: Dial: US: 1-646-931-3860 Webinar ID: 839 6070 2883 Password: 698988

(Draft agenda is subject to change. For those persons having technical difficulties, please call 973-325-4133.)

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: January 19, 2023 (Regular Meeting)
February 16, 2023 (Regular Meeting)
March 16, 2023 (Regular Meeting)
April 20, 2023 (Regular Meeting)

F. MINUTES

Adopt: June 16, 2022 Regular Meeting Minutes
November 17, 2022 Regular Meeting Minutes

G. SWEARING IN

Township Professional(s)

H. APPLICATIONS

1.) ZB- 21-21 Daughters of Israel Inc. (1155 Pleasant Valley Way) (Carried from 11/17/2022)

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.

[\(V1\) Zoning Board Application](#)

[\(V1\) Previous Approvals with Exhibits](#)

[\(V1\) Reasons for Relief with Exhibits](#)

[\(V1\) Site Plan Checklist](#)

[\(V1\) Environmental Impact Statement \(Dated October 29, 2021\)](#)

[\(V1\) EIS Steep Slope Figures \(Superseded by V3- EIS Steep Slope Figures Resubmission\)](#)

[\(V1\) EIS Fig. 1-4](#)

[\(V1\) Parking Study](#)

[\(V1\) Fig. 1-4 to Parking Study](#)

[\(V1\) Stormwater Management Report \(Superseded by \(V3\) Resubmission - Stormwater Management Report Rev#2 Dated 11/3/2022\)](#)

[\(V1\) Figures for Stormwater Report](#)

[\(V1\) Preliminary & Final Site Plan \(10-29-2021\) \(Superseded by \(V3\) Resubmission - Preliminary Final Site Plan Dated 11/3/2022\)](#)

[\(V1\) Survey](#)

[\(V1\) Architectural & Landscape Plans \(10-29-2021\)](#)

[\(V1\) Landscape Plans for Tree Removal Application](#)

[\(V1\) Tree Removal Plan & Tree Removal List \(Superseded by \(V3\) Resubmission - Tree Removal Plan List 11/3/2022\)](#)

[\(V1\) Grading Plan for Tree Removal Application](#)
[\(V1\) Transmittal Letter](#)
[\(V1\) Corporate Disclosure Statement-executed](#)
[\(V1\) Owner's Consent Affidavit-executed](#)
[\(V1\) Proposal](#)
[\(V1\) List of Plans--Exhibits](#)
[\(V1\) Sustainability Checklist- 10-29-2021](#)
[\(V1\) Tax Payment Certification](#)
[\(V1\) Required Regulatory Approvals](#)
[\(V1\) List of Variances](#)
[\(V1\) List of Design Standard Exceptions](#)
[\(V1\) List of Submission-Waivers](#)
[\(V1\) Request for De Minimis Exception from RSIS](#)
[\(V1\) Fees Escrow](#)
[\(V1\) IRS Form W-9 EIN-redacted](#)
[\(V1\) Property Owner List 10-13-2021](#)
[\(V1\) Solid Waste Management Statement-FINAL](#)
[\(V1\) Traffic Impact Study](#)
[\(V1\) Planner's Report](#)
[\(V1\) Application for Tree Removal](#)
[\(V1\) Owners Consent Affidavit-executed](#)
[\(V1\) Restrictions Covenants and Easements with Exhibits](#)
[\(V1\) Transmittal Letter 6/1/2022](#)
[\(V1\) ZBA Application Executed](#)
[\(V1\) Corporate Disclosure Statement Executed](#)
[\(V2\) Owner's Consent Affidavit Executed](#)
[\(V2\) RESUBMISSION: Previous Approvals with Exhibits](#)
[\(V2\) RESUBMISSION: Proposal \(Revised- May 20, 2022\)](#)
[\(V2\) RESUBMISSION: Reasons for Relief \(Revised- May 20, 2022\)](#)
[\(V2\) RESUBMISSION: List of Plans and Exhibits](#)
[\(V2\) RESUBMISSION: Site Plan Checklist](#)
[\(V2\) RESUBMISSION: Sustainability Checklist and Appendix \(Revision Date- May 10, 2022\)](#)
[\(V2\) RESUBMISSION: Tax Payment Certification \(Dated- May, 17,2022\)](#)
[\(V2\) RESUBMISSION: Required Regulatory Approvals and Permits](#)
[\(V2\) RESUBMISSION: List of Variances \(Revision Date- May 20, 2022\)](#)
[\(V2\) RESUBMISSION: List of Design Standard Exceptions \(Revision Date- May 20, 2022\)](#)

[\(V2\) RESUBMISSION: List of Submission Waivers \(Revision Date- May 20,2022\)](#)

[\(V2\) RESUBMISSION: Request for De Minimis Exception \(Dated- May 20, 2022\)](#)

[\(V2\) RESUBMISSION: Fees and Escrow Computation \(Revised- May 20,2022\)](#)

[\(V2\) RESUBMISSION: Response to SPRAB Comments Dated 5/26/22](#)

[\(V2\) RESUBMISSION: Property Owner List 5/16/22](#)

[\(V2\) RESUBMISSION: Solid Waste Management Report Date 5/26/22](#)

[\(V2\) RESUBMISSION: Environmental Impact Statement Report Revision Date 5/18/22](#)

[\(V2\) RESUBMISSION: Parking Study 5/20/22](#)

[\(V2\) RESUBMISSION: DOI Traffic Impact Study Revision Date 5/6/22](#)

[\(V2\) RESUBMISSION: DOI Planning Report Final Dated 5/31/22](#)

[\(V2\) RESUBMISSION: Stormwater Management Report Rev #1 Dated 5/20/22 \(Superseded by \(V3\) Resubmission - Stormwater Management Report Rev#2 Dated 11/3/2022\)](#)

[\(V2\) RESUBMISSION: Stormwater Figures](#)

[\(V2\) RESUBMISSION: Site Plans Dated 5/20/22](#)

[\(V2\) RESUBMISSION: Phasing Plan Signed 5/20/22 \(Superseded by \(V3\) Resubmission Overall Phasing 11/3/2022\)](#)

[\(V2\) RESUBMISSION: Survey \(Dated - 4-22-2020\)](#)

[\(V2\) RESUBMISSION: Architecture and Landscaping Plans Revision Dated 5/20/22](#)

[\(V2\) RESUBMISSION: Restrictions Covenants and Easements with Exhibits](#)

[\(V2\) RESUBMISSION: Retaining Wall Calculations 5/20/22](#)

[\(V2\) RESUBMISSION: Application for Tree Removal](#)

[\(V2\) RESUBMISSION: Tree Removal Plan and List 5/20/22 \(Superseded by V3 Resubmission - Tree Removal Plan List 11/3/3022\)](#)

[\(V2\) RESUBMISSION: Grading and Drainage Plan Dated 5/20/22](#)

[\(V2\) RESUBMISSION: Owners Consent Affidavit Executed - Dated 10/27/21](#)

[\(V2\) Planning Director Memo – Dated 6/17/2022](#)

[\(V2\) ZB-21-21 - Presentation Boards.pdf](#)

[\(V2\) KDA Architectural Exhibits - Final \(Undated\) \(Superseded by \(V3\) Resubmission - KDA Architectural Exhibits A-2 11/2/2022\)](#)

[\(V2\) Exhibit List- Daughters of Israel](#)

[\(V2\) Submission Letter- Exhibits Dated 8/5/2022](#)

[Letter to D Chandler re: Legal Issues \(Dated 9-22-2022\)](#)

[Letter to P. Neuer and ZBA- legal issues \(Dated 9-22-2022\)](#)

[\(V3\) Resubmission - EIS Steep Slope Figures](#)

[\(V3\) Resubmission - Environmental Impact Statement Rev #2 \(Dated 11/3/2022\)](#)

[\(V3\) Resubmission - Exhibit List 11/3/2022-3043218_1](#)

[\(V3\) Resubmission - Figures for Stormwater Report](#)

[\(V3\) Resubmission - KDA Architectural Exhibits A-2 \(Dated 11/2/2022\)](#)

[\(V3\) Resubmission Overall Phasing \(Dated 11/3/2022\)](#)
[\(V3\) Resubmission - Preliminary Final Site Plan \(Dated 11/3/2022\)](#)
[\(V3\) Resubmission - Response to Township Engineers Review #1 \(Dated 11/3/2022\)](#)
[\(V3\) Resubmission - Stormwater Maintenance Manual](#)
[\(V3\) Resubmission - Stormwater Management Report Rev#2 \(Dated 11/3/2022\)](#)
[\(V3\) Resubmission - Transmittal Letter \(Dated 11/4/2022\)](#)
[\(V3\) Resubmission - Tree Removal Plan List \(Dated 11/3/3022\)](#)
[Planning Director Memo ZB 21-21 Daughters of Israel \(Updated 11/4/2022\)](#)
[Planning Director Memo - ZB-21-21 - Daughters of Israel-updated 11-7-22.pdf](#)
[CME – Engineer Review #2 \(11-15-2022\)](#)
[Town Forester Memorandum \(Dated – November 16, 2022\)](#)
[Town Forester Memorandum \(Dated - November 18, 2022\)](#)

2.) ZB-22-08/Flores (156 Main Street) (Carried from 11/17/2022)

Block: 89; Lot: 21; Zone: B-1

156 Main Street

Seeking variances for construction of a new two-family dwelling.

[Planning Director Memo - Flores](#)

[Site Plan](#)

[Architectural Plans](#)

[Flores Application Submission Package 156 Main Street](#)

[Application Submission Package](#)

[Survey of Property](#)

[Written Proposal](#)

[Proof of Paid Taxes-200 ft Owner's List](#)

3) ZB-22-09 89 Ashland Avenue LLC (87-89 Ashland Avenue)

Block: 61; Lot: 44 & 45; Zone: I

Seeking Preliminary and Final Site Plan Approval with “c” and “d” variances to construct building addition to accommodate two additional dwelling units.

[Tax Verification continuance form with RS signature](#)

[Architectural Elevations A-200](#)

[Architectural Floor Plans](#)

[Site Plan 2022-0815-MEA 20-02](#)

[Tax & Sewer for 87 Ashland 09/30/2022](#)

[ZBA Application Package 09/29/2022](#)

[SPRAB Report](#)

[10/26/2022 Letter with Owners Signatures](#)

[CME Review #1 November 1, 2022](#)

[2022 11.11 - Site Plans \(MEA 20-02\) 87-89 Ashland Ave \(W.Orange\) REV1](#)

[Resubmission Ltr Chandler with Package 11.18.22](#)

[Revised Arch elevations 11.14.22 A-200](#)

[Revised Arch floor plans 11.14.22 A-100](#)

[CME Review #2 \(November 28 2022\)](#)

[Planning Director Memo - ZB-22-09 - 89 Ashland Avenue, LLC](#)

I. ADJOURNMENT

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE
*THURSDAY, JANUARY 19, 2023 AT 8:00PM.*****