



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

SUSAN McCARTNEY

Mayor

DIANA L. CHANDLER

Zoning Board Secretary

Philip D. Neuer, *Chairman*
Irv Schwarzbaum, *Vice-Chairman*
William Michael Barbee
Jerome Eben
Peter Ricci
Peter Scalora (Alt. 2)
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*
Sarabraj Thapar, Esq., *Public Advocate*
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AGENDA

TOWNSHIP OF WEST ORANGE ZONING BOARD OF ADJUSTMENT MEETING

January 19, 2023

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/83028046303?pwd=UVIYUi9pUGZVOEtmcUxLRC8vSTc2Zz09>

Or Telephone: Dial: US: 1-646-931-3860 Webinar ID: 830 2804 6303 Password: 261343

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

F. ANNUAL REPORT

G. SWEARING IN

Township Professional(s).

H. RESOLUTIONS

**ZB-22-09 89 Ashland Avenue LLC (87-89 Ashland Avenue) (Approved 12/15/22)
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 was approved with conditions at the December 15, 2022 Regular Meeting.

I. APPLICATIONS

1.) ZB 21-01 M Vega Investments LLC/66 Franklin Avenue (Carried from 10/20/2022)

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](#)
[Cover Letter Dated 10/6/2022](#)
[Site Plan Set Dated 10/4/2022](#)
[CME Review #5 Dated 10/12/2022](#)

2.) ZB-22-10 Gill/ 13 Belleview Terrace

Block:148.09 ; Lots: 16&17 ; Zone: R-6

13 Belleview Terrace

Seeking “c” variance for expansion of existing house.

[Gill- Res Permit Set Site Plan 1st Floor Plan](#)
[Gill- Variance Application Final 10/12/2022](#)
[Gill- Plan of Survey 10/17/2022](#)
[Planning Director Memo ZB 22-10 Gill](#)
[ZB-22-10 Gill 13 Belleview Terrace Proof of Notices](#)

3.) ZB-22-11/ Mark Kibutu

Block: 176.01; Lot: 33; Zone: R-6

46 Greenwood Avenue

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

[\(22-11-7\)-Wambugu-AW Property Investors-West Orange-Fee Explanation](#)
[\(22-11-7\)-Wambugu-AW Property Investors-West Orange-Ltr submitting West Orange Zoning Board application](#)
[\(22-11-7\)-Wambugu-AW Property Investors-West Orange-Zoning Board Application-exe-Final](#)
[46 Greenwood Layout R](#)
[2022-09-22 46 Greenwood Ave Site Application](#)
[Landscape and lighting plan](#)
[Plg Dir Memo - ZB-22-11 - Kibutu](#)
[\(23-1-4\)-Wambugu-West Orange-Affidavit of Mailing](#)
[\(23-1-5\)-Wambugu-AW Property Investors-West Orange-Affidavit of Publication](#)
[\(23-1-7\)-Wambugu-West Orange-Ltr enc affidavits of mailing and publication](#)

4.) ZB- 21-21 Daughters of Israel Inc. (1155 Pleasant Valley Way) (Carried from

1/12/2023)

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 \(Dated - November 18, 2022\)](#)

J. ADJOURNMENT

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE
*THURSDAY, FEBRUARY 16, 2023 AT 8:00PM.*****