



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

SUSAN McCARTNEY

Mayor

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DIANA L. CHANDLER

Zoning Board Secretary

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Philip D. Neuer, *Chairperson*
Irv Schwarzbaum, *Vice-Chairperson*
William Michael Barbee
Michael Dannemiller (Alt.1)
Jerome Eben
Peter Ricci
Peter Scalora (Alt. 2)
Brent. D. Scott
Mark Sussman (Alt. 3)
Alice Weiss

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

Zayibeth Carballo, *Assistant Municipal Engineer*

AGENDA

TOWNSHIP OF WEST ORANGE ZONING BOARD OF ADJUSTMENT MEETING

June 15, 2023, 8:00 P.M.

Will be held virtually

Please click link below (or copy and paste into your browser) to join the meeting:
Webinar ID: 891 4877 6221 Password: 708044 Dial In: 1-646-931-3860 Meeting Agenda Here
<https://us06web.zoom.us/j/89148776221?pwd=RzQ5Z0g1Vm5JVUtWYkZhaXJRcThhdz09>
(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: June 22, 2023 (Special Meeting)
July 20, 2023 (Regular Meeting)
August 17, 2023 (Regular Meeting)

- Special Meeting for **ZB-22-12 Seton Hall Preparatory** is scheduled for **June 22, 2023**, via Zoom.
- **ZB-22-13 MBP Realty/ 470 Eagle Rock Avenue** is carried to the **July 20, 2023, Regular Meeting.**
- Report on the search for new Zoning Board of Adjustment attorney.

F. MINUTES

Adopt:

January 12, 2023, Special Meeting Minutes
January 19, 2023, Regular Meeting Minutes
February 9, 2023, Special Meeting Minutes
February 16, 2023, Regular Meeting Minutes
March 16, 2023, Regular Meeting Minutes
March 23, 2023, Special Meeting Minutes
April 20, 2023, Regular Meeting Minutes
May 11, 2023, Regular Meeting Minutes

G. SWEARING IN

- Township Professional(s)

H. RESOLUTIONS

ZB- 21-21 Daughters of Israel Inc. (1155 Pleasant Valley Way) (Denied 5/11/23)

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 was denied at the May 11, 2023, Special Meeting.

I. APPLICATIONS

- 1.) **ZB-22-12 / Seton Hall Preparatory School** (Carried from 4/20/2023)

Block: 82.01; Lot: 1; Zone: R-1

700 Prospect Avenue

Seeking amended site plan and “d” variance approvals for the expansion of a non-conforming use

[Cover Letter](#)

[ZBA Application](#)

[Boundary Survey](#)

[Site Plans](#)

[Architectural Drawings](#)

[Tax Certification - \(Block 82.01 Lot 1\) West Orange NJ](#)

[Application Escrow Fee Checks](#)

[23-01-20 Review #1](#)

[block 82.01 lot 1 verification of taxes](#)

[Planning Report - Seton Hall Preparatory School - West Orange NJ\(868898.1\)](#)

[Planning Review Memo - ZB-22-12 Seton Hall Prep](#)

[200 ft Property Owners List \(Block 82.01 Lot 1\) West Orange NJ](#)
[SPRAB report-ZB-22-12 - Seton Hall Prep](#)
[Planning Review Memo - ZB-22-12 Seton Hall Prep - updated 3-31-23](#)
[ZB-22-12 Seton Hall Prep - Affidavit of Service Seton Hall - April 10 2023\(908008.1\)](#)
[ZB-22-12 Seton Hall Prep- Brd Secretary - Correspondence re Attorney taking over file - April 10 2023\(908059.1\)](#)
[Brd Secretary - Correspondence sending Affidavit - April 20 2023 \(Affidavit Attached\)\(910877.1\)](#)

2.) ZB-23-03 - Penn - 11 Highland Place

Block: 86.05; Lot: 18; Zone: R-5

11 Highland Place

Request for interpretation whether electrolysis business qualifies as a “home occupation”

[Planning Review Memo ZB-23-03 - Penn](#)

[ZB-23-03 - 11-Highland-Pl Request-for-Interpretation march-23-2023](#)

[ZB-23-03 - ZB-Application 11-Highland-Pl Home-Occupation](#)

[Board-Hearing-11-Highland-Place Penn June-15-2023 \(Noticing Docs\)](#)

[Copy Affidavit](#)

[ZB-23-03 Penn - Affidavit](#)

3.) ZB-23-04 Seivright/13 Bromley Drive

Block: 152.12; Lot: 7; Zone: R-5

13 Bromley Drive

Seeking “c” variances for expansion of existing house

[Planning Review Memo ZB-23-04 - Seivright - 13 Bromley Drive](#)

[ZB-23-04 - 13 Bromley Drive- PROPOSAL](#)

[ZB-23-04 - 13 Bromley Drive- REASONS FOR RELIEF](#)

[ZB-23-04 - Application- 13 Bromley Drive](#)

[ZB-23-04 - Application Enclosures](#)

[ZB-23-04 - Site Plan- 13 Bromley Drive](#)

[ZB-23-04- Seivright - 13 Bromley Drive - Noticing Docs](#)

4.) ZB-23-02/Robert and Rachel Ciottariello

Block: 170; Lot: 15.4; Zone: R-2

606 Mount Pleasant Avenue

Seeking use and bulk variances and minor site plan approval for mix of residential and commercial uses.

[2021 11.08 - Site Plans 606 Mt Pleasant Ave \(West Orange\) Final](#)

[Ciottoriello 606 Mt. Pleasant Application 2022.12.23](#)

[CME Review #1 \(3-21-2023\)](#)

[Letter to Zoning Board w Planners Report Taxes Paid Statement 2023.02.10](#)

[Planning Review Memo ZB-23-02 - Ciottoriello](#)

[Tax Paid Certification 20230131 150202](#)

[ZB-23-02 Ciottariello \(606 Mount Pleasant Avenue\) P. Grygiel \(No SPRAB\)](#)

[ZB-23-02 Ciottariello \(606 Mount Pleasant Avenue\) Noticing Letter](#)

[Ciottariello Certification of Service 2023.06.08](#)

5.) ZB-22-08/Flores (156 Main Street)

(Carried from 4/20/2023)

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](#)

[ZB-22-08 - Flores JCR West Orange Application 04.09.2023 Planning Report](#)

[Plg Dir Memo - ZB-22-08 - Flores \(updated 4-18-23\)](#)

[Adjournment Request Letter \(04.19.2023\)](#)

[ZB-22-08 - Flores -Adjournment Request Letter \(05.04.2023\)](#)

[C100 Cover Sheet](#)

[C101 EX-Prop Conditions Plan - 6-2-23 - signed](#)

[C102 Soil Erosion - 6-2-23 - signed](#)

[C103 DETAILS](#)

[Supplemental Submission - Flores \(06.05.2023\)](#)

[Flores Notice Submission Package \(06.06.2023\)](#)

[6-15-2023 DWOA Letter \(re-156 Main Street\)](#)

6.) ZB-22-13 / MPB Realty LLC (470 Eagle Rock Avenue)

(Carried 5/18/2023)

470 Eagle Rock Avenue

Block: 153; Lot: 38; Zone: B-2

The applicant seeks C & D variances with preliminary and final site plan approval to build two (2) restaurant buildings with accessory drive thru components.

[21-0032 WO Planing Board-PB-1-PLAN](#)

[21-0032 WO Planing Board-PB-2-ELEVATIONS](#)

[21-0032 WO Planing Board-PB-3-ELEVATIONS-SPEC-FINISHES](#)

[21-0032 WO Planing Board-PB-4 EQUIPMENT PLAN AND SCHUDELE](#)

[470 Eagle Rock Avenue-West Orange Planning Report 12.21.2022](#)

[Dynamic - Popeyes West Orange - Full Site Plan - Rev 0.pdf - Google Drive](#)

[2021-12-10 Legal Description](#)

[2022-10 Drainage Statement - Signed](#)

[2022-10 OM Manual](#)

[2022-10 Tree Removal Report](#)

[2022-10-21 Traffic Impact Study](#)

[2022-11-11 - Variance Waiver List](#)

[Dynamic-Parikh-West Orange-200 Foot Radius Exhibit](#)

[Executed Application](#)

[S102199025SV0-24x36 Survey](#)
[2023-01-13 SCD Certification](#)
[SPRAB report-ZB-22-13 - MPB Realty](#)
[ZB-22-13 - Affidavit pkg 4-10-23](#)
[ZB-22-13- 2023-03 Drainage Statement](#)
[ZB-22-13-2023-03 OM Manual](#)
[ZB-22-13-2023-04 Tree Removal Report](#)
[ZB-22-13-2023-04-05 - Variance Waiver List](#)
[ZB-22-13-2023-04-05 Traffic Impact Study - Rev 1](#)
[ZB-22-13-2023-04-06 Twp Resubmission Letter](#)
[ZB-22-13-Acoustal Evaluation](#)
[ZB-22-13-Architectural Plans - Popeyes Sonic West Orange - Eagle Rock](#)
[ZB-22-13-Combined Site Plan](#)
[ZB-22-13-Combined](#)
[ZB-22-13-Transmittal - 00003](#)
[ZB-22-13 - 4-10-2023 Email BWine - DChandler \(Incorrect Applicant Name - Dynamic Submission\)](#)
[Planning Review Memo - ZB-22-13 - MPB Realty](#)
[Previous Resolution - PB-97-18-Fan Jade Inc. 468-470 ERA](#)
[470 Eagle Rock Ave - Planning Exhibit](#)
[Dynamic-West Orange-Eagle Rock Avenue-Aerial Map Exhibit](#)
[Dynamic-West Orange-Eagle Rock Avenue-Aerial Map Exhibit-50 SCALE](#)
[Dynamic-West Orange-Eagle Rock Avenue-Aerial Overlay](#)
[Dynamic-West Orange-Eagle Rock Avenue-Popeyes Signage Exhibit](#)
[Dynamic-West Orange-Eagle Rock Avenue-Site Plan Rendering](#)
[Dynamic-West Orange-Eagle Rock Avenue-Sonic Signage Exhibit](#)
[470 Eagle Rock Ave - Planning Exhibit](#)
[CME Review #1 \(Dated 5-2-2023\)](#)
[NJ Natural Resources Conservation Program-Correspondence \(Dated 1-13-2023\) re-soil erosion and sediment control plan](#)
[2023-05-18 - MPB Realty LLC - West Orange - Alternate Site Plan Exhibit](#)
[Dynamic-West Orange-Eagle Rock Avenue-Alternate Site Plan Rendering](#)

J.ADJOURNMENT

****THE NEXT SPECIAL ZONING BOARD MEETING WILL BE THURSDAY,
JUNE 22, 2023 AT 8:00PM.****

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE THURSDAY,
JULY 20, 2023 AT 8:00PM.****