



# TOWNSHIP OF WEST ORANGE

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

## Department of Planning and Development

**SUSAN McCARTNEY**

*Mayor*

Tel: (973) 325-4108

**DIANA L. CHANDLER**

*Zoning Board Secretary*

Email: [zoningboard@westorange.org](mailto:zoningboard@westorange.org)

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

July 20, 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/89495330952?pwd=NHg4ajVxVFozNi9DL1lWUUIvcnkvdz09>

Webinar ID:894 9533 0952 Password: 395430 Dial-In: 1-646-931-3860

*(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: August 17, 2023 (Regular Meeting)  
September 21, 2023 (Regular Meeting)  
October 19, 2023 (Regular Meeting)

- Application ZB-23-01 Williams/6 Merrywood Drive is being carried to the September 21, 2023 Regular Meeting.

**F. MINUTES**

**Adopt: May 18, 2023 Regular Meeting Minutes  
June 15, 2023 Regular Meeting Minutes  
June 22, 2023 Special Meeting Minutes**

**G. DISCUSSION/APPROVAL OF NEW BOARD ATTORNEY**

**H. EXECUTIVE SESSION TO DISCUSS LITIGATION**

**I. SWEARING IN**

Township Professional(s)

**J. RESOLUTIONS**

- 1.) **ZB-23-03 - Penn - 11 Highland Place** (Approved 6/15/2023)  
Block: 86.05; Lot: 18; Zone: R-5  
11 Highland Place  
Request for interpretation of whether electrolysis business qualifies as a “home occupation” was approved at the June 15, 2023, Regular Meeting.
- 2.) **ZB-23-04 Seivright/13 Bromley Drive** (Approved 6/15/2023)  
Block: 152.12; Lot: 7; Zone: R-5  
13 Bromley Drive  
Seeking “c” variances for expansion of existing house was approved at the June 15, 2023, Regular Meeting.

**K. APPLICATIONS**

**1.) ZB-22-08/Flores (156 Main Street)** (Carried from 6/15/2023)

**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 \(06.05.2023\) "see four items immediately above\)"](#)

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

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

[SIGNED - CONSENT TO CONTINUANCE EXTENSION OF HEARING FORM  
\(06.20.2023\)](#)

**2.) ZB-22-13 / MPB Realty LLC (470 Eagle Rock Avenue) (Carried 6/15/2023)**

**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](#)  
[470 Eagle Rock Avenue-West Orange Revised Planning Report 07.07.2023](#)  
[2023-06 Drainage Statement](#)  
[2023-06 OM Manual](#)  
[2023-06 Tree Removal Report](#)  
[2023-06 West Orange - EIS](#)  
[2023-06-28 Acoustical Evaluation](#)  
[2023-06-30 Solid Waste Management Plan](#)  
[2023-07-06 TRAFFIC IMPACT STUDY](#)  
[2023-07-07 - Required Regulatory Approval List](#)  
[2023-07-07 - Variance Waiver List](#)  
[2023-07-07 Affidavit of Ownership](#)  
[2023-07-07 Fast Food Summary](#)  
[2023-07-10 Twp Resubmission Letter](#)

[Combined Arch Plans](#)

[Road Vacation Bk 12175 Pg 2396](#)

[Site Plan Rev3](#)

[Transmittal - 00005](#)

[Planning Review Memo - ZB-22-13 - MPB Realty - revised July 13 2023](#)

[23-07-20 - CME Review #2](#)

**L. ADJOURNMENT**

**\*\* THE NEXT REGULAR ZONING BOARD MEETING WILL BE  
*THURSDAY, AUGUST 17, 2023 AT 8:00PM.\*\****