



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

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

Steven K. Warner, 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

September 21, 2023

8:00 P.M.

Will be held virtually

Please click below (or copy and paste into your browser) to join the meeting:

<https://us06web.zoom.us/j/87646171955?pwd=bkeyR3VUcEVzOFBGQmhzQmdpNIJsZz09>

Dial In: 1-646-931-3860

Webinar ID: 876 4617 1955 Password: 477972

*(Draft agenda is subject to change. For those persons having technical difficulties, please call
973-325-4109 or 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

J. APPLICATIONS

1.) ZB-23-07/Petco Animal Supplies Stores, Inc.

Block: 155.21; Lot: 40; Zone: P-C

495 Prospect Avenue

Seeking use variance approval for veterinary operations

[\(227282749 1\) - Ltr to D. Chandler-Zimmerman - Variance App \(2\)](#)

[\(227315906 1\) - POL from West Orange 6-9-23 PET176.00812](#)

[CLPF-ESSEX GREEN \(Verification of taxes\)](#)

[Essex Green - Survey 2018-11-02](#)

[Essex Green - West Orange ZB Signed Site Plan 2023-05-01](#)

[Petco West Orange NJ Architectural Set Binder](#)

[Planning Review Memo ZB-23-07 - Petco](#)

[\(227325158 1\) – Response Letter to Diana Chandler-Zimmermann – West Orange](#)

[ZB- 23-07 - Petco - Notice Material \(9 21 23 Hearing\)](#)

[Affidavit of Publication \(9 21 23 Hearing\) PET176.00812](#)

2.) ZB-23-08 Orange Valley Social Settlement House, Inc.

Block: 6; Lot: 47; Zone: R-M

37 Tompkins Street

Seeking use variances and minor site plan approval for conversion of existing building

[23-07-26 - CME Review #1](#)

[Boundary Survey \(01117847xA1948\)](#)

[200' property owners list dated 1-18-23 \(01113076xA1948\)](#)

[Completed Checklist \(01121332xA1948\)](#)

[Completed checklist and Sustainability \(01150520xA1948\)](#)

[Letter to Board filing application \(01144205xA1948\)](#)

[Letter to ZBA encl. Completed Sustainability Checklist and Traffic Reports](#)

[\(01152288xA1948\)](#)

[Planning and Zoning Evaluation Report \(01144135xA1948\)](#)

[Planning Review Memo ZB-23-08 - Orange Valley Social Settlement House](#)

[Preliminary Zoning Submission \(01120816xA1948\)](#)

[Signed West Orange ZBA Application \(01120108xA1948\)](#)

[Traffic Parking Assessment Report \(01152280xA1948\)](#)

[Letter to ZBA encl Affidavit of Proof of Service \(01162766xA1948\)](#)

[Addendum to Application Section G Requirements for Variances \(01162990xA1948\)](#)

[Planning Report \(01162460xA1948\)](#)

[Revised Plans \(01162867xA1948\)](#)

[Summary of Revisions Letter with Sustainability Checklist \(01162866xA1948\)](#)

[Tax Certification dated 9-7-23 \(01162577xA1948\)](#)

[Revised Plans \(01162867xA1948\)](#)

[CME Review Letter \(9-18-23\)](#)

K. ADJOURNMENT

**** THE NEXT SPECIAL ZONING BOARD MEETING WILL BE
THURSDAY, SEPTEMBER 28, 2023 AT 8:00PM.****

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