



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

October 19, 2023

8:00 P.M.

Will be held virtually

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

<https://us06web.zoom.us/j/87240948409?pwd=K3p2NlVrT2FrWkNPSmNvSVBCUDJFdz09>

Dial In: 1-646-931-3860 Webinar ID: 876 4617 1955 Password: 039702

(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

E. ANNOUNCEMENTS

Future Meetings: October 26, 2023 (Whispering Woods Settlement Meeting)
November 16, 2023 (Regular Meeting)
December 21, 2023 (Regular Meeting)

- Application **ZB-22-13 / MPB Realty LLC (470 Eagle Rock Avenue)** is carried to the December 21, 2023, Regular Meeting.

F. MINUTES

Adopt: August 17, 2023 Meeting Minutes
September 21, 2023 Meeting Minutes
September 28, 2023 Meeting Minutes

G. SWEARING IN

Township Professional(s)

H. RESOLUTIONS

1) **ZB-22-12 / Seton Hall Preparatory School** (Approved 9/28/2023)

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

700 Prospect Avenue

Application seeking amended site plan and “d” variance approvals for the expansion of a non-conforming use was approved with conditions at the September 28, 2023 Special Meeting.

I. APPLICATIONS

1.) **ZB-23-05/Red Barn Dog OPS NJ LLC** (Carried from 8/17/2023)

Block: 152.01; Lots: 1445 and 1445.05; Zone: P-C and R-5/IHO-1

235 Prospect Avenue

Seeking use variances and minor site plan approval for dog daycare facility.

[1 Dogtopia West Orange 9-21-2022.sealed](#)

[Application.revised.3.24.23](#)

[Buffer Report \(created 4-21-2023\)](#)

[Dogtopia West Orange NJ Floor Plan sealed](#)

[Planning Review Memo ZB-23-05 - Dogtopia](#)

[Re WO Zoning Board](#)

[RE ZB-23-05 Dogtopia \(WO Plaza 233-235 Prospect Avenue\)](#)

[Red Barn Application](#)

[Red Barn Dogtopia West Orange NJ 2023-03-29 Floor Plan](#)

[Red Barn Signage Plans](#)

[Red Barn West Orange NJ West Orange Plaza Site Plan](#)

[RedBarn Checklist](#)

[Tax Collector Documentation \(From Website\)](#)

[Tax Payment Verification](#)

[Application 08.01.23](#)

[CHECK LIST](#)

[Notices Package](#)

[West Orange NJ West Orange Plaza Site Plan](#)

J. ADJOURNMENT

**** THE NEXT MEETING OF THE ZONING BOARD MEETING WILL BE**

THURSDAY, OCTOBER 26, 2023 AT 8:00PM.**

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE**

THURSDAY, NOVEMBER 16, 2023 AT 8:00PM.**