



# TOWNSHIP OF WEST ORANGE

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

## PLANNING & DEVELOPMENT

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## Zoning Board of Adjustment Annual Report 2017

### Introduction

The New Jersey Municipal Land Use Law, at N.J.S.A. 40:55D-70.1, states:

“The Board of Adjustment shall, at least once a year, review its decisions and applications and appeals for variances and prepare and adopt by resolution a report of its findings on zoning ordinance provisions which were the subject of variance requests and its recommendations for zoning ordinance amendments or revision, if any. The Board of Adjustment shall send copies of the report and resolution to the governing body and Planning Board.”

The intent of this legislation is to encourage the Zoning Board to examine issues and questions regarding the zoning ordinance discussed in conjunction with these applications, look at patterns that point out zoning ordinance inconsistencies or deficiencies, and suggest appropriate changes to eliminate or reduce variance applications.

### Applications

During the period from January 1, 2017 to December 31, 2017 the Zoning Board of Adjustment held twelve (12) regular meetings and one (1) special meeting. During this period, ten (10) applications were submitted for consideration. A total of thirteen (13) applications were voted on, which included eight (8) applications that were submitted in 2016. Four (4) applications remain pending and one (1) application was withdrawn.



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## **Specific Applications:**

### **Approved Preliminary and Final Site Plan Approval with “D” and “C” Bulk Variances**

*McDonalds*, seeking preliminary and final site plan approval with “d” and “c” bulk variances to demolish an existing McDonalds with drive-thru and construct a new restaurant with drive-thru.

*2017 Eagle Rock West Orange*, seeking preliminary and final site plan approval to construct a bank.

### **Approved Minor Site Plan Approval with “D” Variances**

*PSE&G*, seeking minor site plan approval with “d” variances for electrical and civil upgrades to the West Orange PSEG switching station.

### **Approved “C” Bulk Variances**

*Facey*, seeking a “c” variance for converting a garage into a living space.

*Sumrak*, seeking a “c” variance to install a six foot privacy fence along the front of the property.

*Image Resource Group on Behalf of Macys Backstage*, seeking “c” variances for proposed signage

*Cameron*, seeking a “c” variance to construct a deck in the rear of the house.

*Alexandre*, seeking “c” variances for enclosing an existing front porch.

*Perez*, seeking a “c” variance to construct an addition to an existing dwelling.

### **Approved Amended Preliminary and Final Site Plan Approval**

*Panorama, LLC d/b/a Chit Chat Diner*, seeking amended preliminary and final site plan approval.

### **Approval of an Extension of Time**

*Wang*, seeking a two year extension for a prior approval.



### **Denied “D” Variance with “C” Bulk Variances**

*Piacenza*, seeking a “d” variance with “c” bulk variances to convert their existing ground floor level of a single family home into a child daycare business

### **Denied with “C” Bulk Variances**

*Zamora*, seeking two “c” variances for rear and side yard setbacks for an addition in the rear of the house.

### **Withdrawn Applications**

*Magid*, seeking a “c” variance to construct a deck in the rear of the house.

### **Interpretation**

The Zoning Official requested an interpretation from the Board regarding a permitted use in a B-1 zone; specifically if a laundromat falls within any of the specific categories in the zone.

### **Litigation**

The Zoning Board of Adjustment was not involved in any litigation during this period.

### **Recommendations for Amendments or Revisions to the Zoning Ordinance**

There are no recommended amendments or revisions to the Zoning Ordinance being proposed by the Zoning Board at this time.

Adopted: February 15, 2018



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