



# TOWNSHIP OF WEST ORANGE

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

## PLANNING & DEVELOPMENT

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## Zoning Board of Adjustment Annual Report 2018

### 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, 2018 to December 31, 2018 the Zoning Board of Adjustment held ten (10) regular meetings and one (1) special meeting. Also, during this period, two (2) regular meetings were cancelled.

During this period, nine (9) applications were submitted for consideration. A total of six (6) applications were voted on, which includes one (1) application that was submitted in 2017. Five (5) applications remain pending, which includes one (1) application that was submitted in 2017. Also, one (1) application from 2017 was withdrawn this year.



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**Zoning Ordinance Provisions Which Were the Subject of Variance Requests Are as Follows:**

25-7.1

Use

Maximum Building Height

Minimum Rear Yard

Minimum Front Yard

Maximum Lot Coverage

25-8.1

Minimum Accessory Structure Setback

25-8.1. (a)

No Accessory Use within Front or Side Yards

25-8.1. (b)

10' Setback for Off-street Parking from a Residential District

25-8.1.(f)

Maximum accessory structure height

25-11.3. (a) & (b)

20' Landscape Buffer to Residential Zone

25-12.1.(i)

Parking lot entrance shall be 50' from residential district

25-12.2b.1

Minimum off street parking spaces

25-12.3.(a).1

Minimum Number of Loading Space

25-15.3 (c)

Temporary Sign – Fourteen (14) Days Maximum

25-15.3 (c)(2)(d)

Monument Sign

25-15.4

Maximum number of signs permitted

25-24.2.b.1. (b)

No Parking in Required Front, Rear, Side Yard (Conditional Use)



25-24.2.b.1. (e)(5)

Minimum side yard setback to residentially zoned lot

## **Specific Applications:**

### **Amended Site Plan Approval with “D” and “C” Bulk Variances**

*350 Pleasant Valley Realty, LLC*, seeking “d” and “c” variances for the expansion of a non-conforming use for the conversion of a storage room into a multi-purpose space.

*350 Pleasant Valley Realty, LLC*, seeking “d” and “c” variances to construct solar panels over parking spaces.

### **Approved “C” Bulk Variances**

*Deutsche Bank Trust Co. c/o The Durkin Firm, LLC*, seeking a “c” variance for a front yard setback to install a wheelchair access ramp.

*Warner*, seeking a “c” variance for a rear yard setback to construct a new deck on which a sunroom would be located.

*Lassiter*, seeking two “c” variances for an addition to their home and a single car garage.

### **Denied Application**

*Facey*, seeking an amendment to a condition in a prior resolution of approval.

### **Withdrawn Applications**

*470 Eagle Rock Holdings, LLC*, seeking “d” and “c” variances along with site plan approvals to construct a motor vehicle service station operated by Mavis Discount Tire.

### **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: April 11, 2019



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