

**MINUTES
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
January 16, 2020**

The West Orange Zoning Board of Adjustment held a regular meeting on January 16, 2020 commencing 8:00 PM at 66 Main Street, West Orange, N.J. in Council Chambers.

Chairman Neuer called the meeting to order at approximately 8:00 P.M. It was announced that notification 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."

Chairman Neuer announced that a digital tape recording system is being utilized to record the proceedings of the meeting and instructed the general public on how the audio of the proceedings may be reviewed or obtained.

Chairman Neuer asked everyone to stand for the Pledge of Allegiance.

PRESENT: J. Eben, D. Gabry, P. Neuer, J. Redwine
I. Schwarzbaum, W. Steinhart, M. Straker, A. Weiss

ABSENT: B. Quentzel (excused)
M. Sussman (excused)

ALSO PRESENT: Alice Beirne, Esq., Board Attorney
Rose DeSena, Board Secretary

ANNOUNCEMENTS

Future Meetings: February 20, 2020 (regular meeting)
March 19, 2020 (regular meeting)
April 16, 2020 (regular meeting)

REORGANIZATION

Chairman Neuer stated that the Board will have their annual reorganization at this meeting.

Chairman Neuer asked for a nomination for Zoning Board Chair.

Ms. Gabry made a motion to appoint Mr. Neuer as Zoning Board Chair and Mr. Schwarzbaum seconded the motion.

There were no other nominations for Chairman.

The vote was as follows:

Eben:	Yes	Steinhart:	Yes
Gabry:	Yes	Straker:	Yes
Quentzel:	-	Sussman:	-
Redwine:	Yes	Weiss:	Yes
Schwarzbaum:	Yes	Chairman Neuer:	Abstained

Chairman Neuer nominated Mr. Schwarzbaum for Vice Chairman and Mr. Steinhart seconded the motion.

There were no other nominations for Vice Chairman.

The vote was as follows:

Eben:	Yes	Steinhart:	Yes
Gabry:	Yes	Straker:	Yes
Quentzel:	-	Sussman:	-
Redwine:	Yes	Weiss:	Yes
Schwarzbaum:	Abstained	Chairman Neuer:	Yes

Mr. Steinhart nominated Ms. DeSena for Zoning Board Secretary and Chairman Neuer seconded the motion.

All were in favor; none were opposed.

Chairman Neuer nominated Ms. Beirne for Zoning Board Attorney and Ms. Gabry seconded the motion.

All were in favor; none were opposed.

Chairman Neuer stated that Vice Chairman Schwarzbaum will remain serving as the Zoning Board representative on the Site Plan Review Advisory Board and he will remain serving as the alternate representative.

MINUTES

December 19, 2019 (regular meeting)

Chairman Neuer stated that the draft minutes from the December 19, 2019 regular meeting were circulated to all of the Board Members.

Chairman Neuer said that he submitted comments for these minutes and asked if any Board Member had any additional comments; there were none.

Ms. Gabry made a motion to approve the minutes from the December 19, 2019 meeting with said revisions and Dr. Straker seconded the motion.

All were in favor.

It was noted for the record that Mr. Schwarzbaum was not present for the December 19, 2019 meeting and did not vote on these minutes.

RESOLUTIONS

1. ZB-19-09/Ward

Approved 12/19/19

Block: 1; Lot: 25; Zone: R-6

547 Hillside Terrace

Seeking a “c” Bulk variance for the side yard setback to build a sunroom in place of an existing deck.

Chairman Neuer stated that this resolution was circulated to all of the Board Members and that this version included comments from himself.

Chairman Neuer asked if any Board Member had any other comments; there were none.

Chairman Neuer made a motion to adopt the resolution as submitted and Ms. Gabry seconded the motion.

The vote was as follows:

Eben:	Yes	Steinhart:	Yes
Gabry	Yes	Straker:	-
Quentzel:	-	Sussman:	-
Redwine:	Yes	Weiss:	Yes
Schwarzbaum:	-	Chairman Neuer:	Yes

2. ZB-19-04/Davlouros

Approved 12/19/19

Block: 3; Lots: 1.01 & 2.01; Zone: B-1
25 & 27 Tremont Avenue

Seeking variance approval for two lots that were previously sub-divided

Chairman Neuer stated that this resolution was circulated to all of the Board Members and that this version included comments from himself.

Chairman Neuer asked if any Board Member had any other comments; there were none.

Chairman Neuer asked for a motion to adopt the resolution as submitted.

Ms. Gabry made a motion to adopt the resolution as submitted and Mr. Steinhart seconded the motion.

The vote was as follows:

Eben:	Yes	Steinhart:	Yes
Gabry	Yes	Straker:	-
Quentzel:	-	Sussman:	-
Redwine:	Yes	Weiss:	Yes
Schwarzbaum:	-	Chairman Neuer:	Yes

The meeting was adjourned by Chairman Neuer at 8:12 pm.

Adopted: February 20, 2020

 2/21/2020
Rose DeSena, Board Secretary