

**DRAFT**

**AGENDA**

**TOWNSHIP OF WEST ORANGE  
ZONING BOARD OF ADJUSTMENT MEETING**

**November 19, 2020**

**8:00 P.M.**

**Will be held virtually:**

**Log-in Information - TBD**

**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**

Jerome Eben, Deborah Gabry, Philip D. Neuer, Bart Quentzel, Jonathan Redwine, Irv Schwarzbaum, William Steinhart, Dr. Michael Straker, M. Sussman, Alice Weiss

**E. ANNOUNCEMENTS**

Meetings: December 17, 2020 (regular meeting)

**F. MINUTES**

**Adopt:** October 15, 2020 (regular meeting)

**G. SWEARING IN**

Township Professionals

## H. RESOLUTIONS

1. **ZB-20-11/Giannetti** **Approved 10/15/2020**  
Block: 161; Lot: 10; Zone R-5  
71 Oak Avenue  
Seeking “c” variances to construct an in-ground swimming pool
  
2. **ZB-20-10/Meseha** **Approved 10/15/2020**  
Block: 153.15; Lot: 4; zone: R-6  
6 Blackburne Terrace  
Seeking “c” variances for fence in front yard on through lot
  
3. **ZB-20-05/Keith and Mary Beth Russell** **Interpreted on 10/15/2020**  
Block: 164.08; Lot: 18; Zone: R-4  
20 Oak Crest Road  
Seeking “b” interpretations

## I. APPLICATIONS

1. **ZB-19-10/955 Pleasant Valley Way, LLC** **Carried from 9/24/2020**  
Block: 172.02; Lots: 8.01 & 8.03; Zone: B-2  
955 & 963 Pleasant Valley Way  
Seeking “d” use and height variances and “c” variances and preliminary and final major site plan approval to construct a four (4) story self-storage facility

[Executed Application](#)

[Site Plans](#)

[Stormwater Report](#)

[Traffic Assessment Letter Report](#)

[Parking Memorandum](#)

[West Orange Cover Sheet](#)

[Basement Plans](#)

[First Floor Plans](#)

[Second & Third Floor Plans](#)

[Fourth Floor Plans](#)

[Elevations](#)

[Applicant's Professional Planners Report](#)  
[Revised Cover Sheet](#)  
[Revised Elevation Plan](#)  
[Revised Lower Cellar Plan](#)  
[Revised Office Plan](#)  
[Revised Roof Plan](#)  
[Revised Third Floor Plan](#)  
[Revised Upper Cellar Plan](#)  
[Site Plans Actual](#)  
[Revised 1st & 2nd Floor Plans](#)  
[Planning Directors Memo REVISED](#)  
[Township Forester Review](#)  
[Township Consulting Engineer Review Memo](#)  
[Ariel Exhibit](#)  
[Colorized Site Plan Exhibit](#)  
[Mean Grade Exhibit](#)  
[Site Plans REV 2 Exhibit](#)  
[Steep Slopes Plan Exhibit](#)  
[Street View From Above Exhibit](#)  
[East Above REVISED Exhibit](#)  
[Sustainability Checklist Exhibit](#)  
[Traffic Parking Assessment Letter](#)  
[Environmental Status of Former Gas Station Site](#)  
[Section Exhibit](#)  
[Solid Waste Management Statement](#)  
[Revised Site Plan 3](#)  
[Truck Turning Exhibit](#)  
[Consulting Engineer's Review Memo #2](#)  
[Operations Presentation Exhibit](#)  
[Supplemental Report from Township Planner](#)  
[Foundation Retaining Wall Exhibit](#)  
[Building Height Calculation Narrative](#)  
[Environmental Noise Analysis](#)  
[Cover Letter Revised Submission](#)  
[Parking Memorandum](#)  
[Purchase Sale Agreement](#)  
[Traffic Assessment Revised](#)

[Earthwork Exhibit](#)  
[Indemnification Access Agreement](#)  
[GEO Tech Report](#)  
[Revised Landscape Plan](#)  
[Environmental Report](#)  
[Township Fire Officials Review Memo](#)  
[Review Memo from the WO Police Traffic Division](#)  
[Operations-Presentation-Exhibit](#)  
[Revised-Foundation-Retaining-Wall-Exhibit](#)  
[Rental-Slide](#)

**2. ZB -20-04/Valley Hill Properties, LLC**

**Carried from 10/15/2020**

Block: 179; Lot: 3; Zone: R-4

103 Pleasant Valley Way

Seeking “d” and “c” variances for the expansion of an existing senior care facility

[Application](#)

[Check List](#)

[Professional Planners Report](#)

[Site Floor Elevations](#)

[Updated Survey](#)

[Planning Director's Memo](#)

[Consulting Engineer's Review Memo](#)

**J. ADJOURNMENT**