

SOUTH ORANGE VILLAGE
Municipal Offices
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New Jersey 07079

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ZONING BOARD OF ADJUSTMENT REGULAR MEETING MINUTRES

Tuesday, July 5, 2022 - 7:00 PM

(In-Person/Hybrid Meeting)

South Orange Performing Arts Center

1 SOPAC Way - Main Stage

South Orange, New Jersey 07079

Virtual Webex Meeting

To access information on how to use WebEx to join the meeting, please click on the following link: <https://www.southorange.org/800/WebEx-FAQs>

ORDER OF BUSINESS

Chair Breene opened the meeting at approximately 7pm.

1. Roll Call

William MacIntosh
Anthony Mason - ABSENT
Clifford Pomerantz
Robert Shapiro - ABSENT
Mia Charlene White - ABSENT
Vacant, Alternate
Vacant, Alternate
Paul Breene, Chair
Jacob Levine, Vice Chair

Patrick Dwyer, Board Attorney
Greer Patras, Zoning Officer & Board Planner
Eric Keller, Board Consultant Engineer - ABSENT
David Battaglia, Village Engineer - ABSENT
Joseph Vuich, Associate Village Engineer
Ogetti Davis, Board Secretary

2. Meeting Notice Statement

Chair Breene read the following statement:

Adequate notice of this meeting had been provided to the press in accordance with the Open Public Meetings Act, N.J.S.A 10:4-6. In addition, notice of this meeting was posted in Village Hall and on the Village's website, and has been filed in the Office of the Village Clerk. Official action may be taken.



3. Approval of Minutes

- A. Regular meeting held on June 8, 2022.
Mr. MacIntosh moved to approve the minutes of the June 8th meeting, seconded by Mr. Levine. All members were in favor and none opposed.

4. Application(s) for Completeness

- A. **Case #1049 - Robert Farbman and Linda Hadley**
Block 602 Lot15
376 Irving avenue
C-Variance Relief - Applicant is proposing a backyard deck that will increase the lot coverage for the property

Robert Farbman applicant and owner of the property briefly described the application for the proposed deck in the backyard. Ms. Patras went through the details of her completeness report dated July 1, 2022. She discussed the outstanding items and referred the application to the HPC due to the property being located in the Montrose Park Historic District. Mr. Vuich on behalf of the Village Engineer Mr. Battaglia discussed dry well alternatives. The board asked the applicant to provide testimony at the hearing on alternatives (if any) to the increase in lot coverage.

Mr. Pomerantz moved to deem the application conditionally complete subject to the items discussed and the submission of revised plans 14 days prior to the hearing, second by Mr. MacIntosh.

Roll Call Vote:

MacIntosh Yes
Pomerantz Yes
Levine Yes
Breene Yes
Motion carried.

- B. **Case #1050 - Christian Uhl RA**
Block 1702 Lot8
76 Speir Drive
C-Variance Relief -The owner plans to renovate portions of the existing exterior siding, build an addition to the existing garage and



demolish a protruding extension of the existing garage to expand the outdoor court area. Other landscape and hardscape improvements are planned in conjunction with this work.

Christian Uhl architect for the owners gave a brief introduction of the application before the board. Mr. Dwyer requested Mr. Uhl to send a letter to this board stating the owners are applicants. Ms. Patras discussed her completeness report dated June 30th. She discussed the outstanding items in the report and stated the impervious coverage must be resolved on the plans.

Mr. Pomerantz moved to deem the application conditionally complete subject to the items discussed and the submission of the revised plans 14 days prior to the hearing, seconded by Mr. Levine.

Roll Call Vote:

MacIntosh Yes

Pomerantz Yes

Levine Yes

Breene Yes

Motion carried.

5. Application(s) to be Heard

A. Case #1047 - Robin Reikes (Carried meeting date TBD)

Block 2402 Lot 18

306 Western Drive North

Minor Site Plan and C-Variance Relief - Applicant is proposing to install a retaining wall approximately 3 feet in height in the front yard.

This application was carried, date to be determined.

B. Case #1048 - Julie and Philip Schwegman

Block 2404 Lot 2

360 Cumberland Road

C-Variance Relief - Applicant is proposing the addition of a 2 car garage and exercise room, covered entry steps and conversion of an open porch to a mud room entry.

Julie Schwegman owner of the property gave of brief background of her family involvement in the community and briefly discussed the application. Inda Sechzer and Deborah Kander both architects for



the applicants were sworn and recognized by the board as experts in architect. Ms. Kander described the proposed addition for a 2 car garage and existing mudroom. She discussed the variance requested, property location, side yard setback, neighboring properties and the protection of trees during construction. Ms. Kander went through the details plans and photos previously submitted to the board and provided responses to the Planner's comments. In response to board questions, Mr. Kander discussed the trees, landscaping, grading, steps and the visibility of the addition. The board requested for the plans to be revised and resubmitted any alternatives and existing trees. There were no questions from the public.

Chair Breene opened the meeting for public comment: Ms. Molly Marinik neighbor to the applicants' expressed her support for the project and appreciated the applicants for keeping the neighbors in mind for this project.

At this time, Chair Breene adjourned the case and stated the applicant is to submit revised plans as discussed 10 days prior to the hearing.

6. Discussion

There was no additional discussion.

7. Next Meeting Date

A. Tuesday, August 2, 2022 at 7:00 PM

8. Adjournment

There being no further discussions, Chair Breene adjourned the meeting at approximately 8:45 pm.

Submitted by
Ojetti Davis, Secretary
Zoning Board of Adjustment

***These minutes are a summary and the actual statements can be found on the video located on the Village's website at the following link:**
<https://southorangerwpnj.civicclerk.com/Web/Player.aspx?id=623&key=-1&mod=-1&mk=-1&nov=0>

