



ZONING BOARD OF ADJUSTMENT REGULAR MEETING MINUTES

Tuesday, August 2, 2022 - 7:00 PM

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

1. Roll Call

William MacIntosh - ABSENT
Anthony Mason - ABSENT
Robert Shapiro
Mia Charlene White
Clifford Pomerantz
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
David Battaglia, Village Engineer
Ojetti 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.

Chair Breene presented Mr. Shapiro with a Proclamation recognizing and honoring his years of service to the South Orange Village Zoning Board of Adjustment. Mr. Shapiro served on this board for 12 years. The Chairman and members of the board thanked Mr. Shapiro for his dedication and contributions and extended best wishes in his future endeavors.



3. Approval of Minutes

- A. Regular meeting held on July 5, 2022
Mr. Pomerantz moved to approve the minutes of July 5th, seconded by Mr. Levine. All members were in favor and none opposed.

4. 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, hearing date to be determined.

- B. **Case #1048 - Julie and Philip Schwegman (Continuation from July 5th)**
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.

Deborah Kander architect for the applicant discussed the revisions made to the application. She entered exhibits A1 – Site Plan Drawing and A2 – Photos of the fence along the property line and proposed landscaping. Ms. Kander also discussed the requested variances, plan for protecting the trees and fencing. In response to board questions, Mr. Schwegman (owner of property) discussed mulch bed, fence on the property line and mentioned the neighbors are in support of the application as testified at the previous meeting.

There were no questions or comments from the public.

Board Discussion:

The board members were in support of the application and appreciated the applicants work on the revisions. Ms. White moved to approve the application with the conditions discussed, seconded by Mr. Pomerantz.

Roll Call Vote:

Roll Call Vote:



Pomerantz Yes
White Yes
Levine Yes
Breene Yes
Motion carried.

C. **Case #1049 - Robert Farbman and Linda Hadley (WITHDRAWN)**

Block 602 Lot15

376 Irving avenue

C-Variance Relief - Applicant is proposing a backyard deck that will increase the lot coverage for the property

At the applicant's request, this application was withdrawn.

D. **Case #1050 – Claudine Frasch and Roumen Gadelev**

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 on behalf of the applicant was sworn and recognized by the board as an expert in architecture. He entered exhibits A1 – revised plans and A2 – photos of the driveway and property line. Mr. Uhl discussed the proposed improvements, reconfiguration of the garage and existing conditions of the house, proposed demolition and addition, new deck, landscaping and new walkway. Also discussed the requested variances for front setback relief. In response to board questions, Mr. Uhl discussed the hardships of both the C1 and C2 variances and property line distance. Ms. Frasch (owner of the property) stated the neighbors that are most impacted are in support of the proposed improvements.

There were no questions or comments from the public.

Board Discussion:

The board members were in support of this application, thought it was a model application and well thought out. Mr. Levine moved to approve the application with the conditions discussed, seconded by Ms. White.



Roll Call Vote:

Pomerantz Yes
White Yes
Levine Yes
Breene Yes
Motion carried.

5. Discussion

6. Next Meeting Date

A. Tuesday, September 6, 2022 at 7:00 PM

7. Adjournment

There being no further discussions, Chair Breene adjourned the meeting at approximately 8:30 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://southorangetwpnj.civicclerk.com/Web/Player.aspx?id=780&key=-1&mod=-1&mk=-1&nov=0>