



ZONING BOARD OF ADJUSTMENT REGULAR MEETING MINUTES

Tuesday, January 3, 2023 - 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

Chair Breene called meeting to order at approximately 7 pm:

1. Roll Call

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

Patrick Dwyer, Board Attorney
Edwin Matthews, Associate Board Attorney
Greer Patras, Zoning Officer & Board Planner - ABSENT
Eric Keller, Board Consultant Engineer - ABSENT
David Battaglia, Village Engineer - ABSENT
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. Re-appointments

- A. Paul Breene and Anthony Mason - Regular Members:
Mr. Matthews administered the Oath of Office to the re-appointed members Mr. Breene and Mr. Mason.

4. Reorganization



- A. Election of Officers – Chairman and Vice Chairman:
Mr. Levine moved to nominate Mr. Breene as Chair to the Board,
seconded by Mr. McIntosh.

Roll Call Vote

Adamson	Yes
Mason	Yes
McIntosh	Yes
Pomerantz	Yes
Levine	Yes

Motion carried.

Mr. Pomerantz moved to nominate Mr. Levine as Vice Chair to the
Board, seconded by Mr. Mason.

Roll Call Vote

Adamson	Yes
Mason	Yes
McIntosh	Yes
Pomerantz	Yes
Breene	Yes

Motion carried.

- B. Appointments of Professionals – Planner, Attorney, Consultant
Engineer and Board Secretary:

Mr. Levine moved to appoint Topology as the Board's Planner,
seconded by Mr. Pomerantz. All members were in favor and none
opposed.

Mr. Levine moved to appoint Nusbaum Stein as the Board's Attorney,
seconded by Mr. McIntosh. All members were in favor and none
opposed.

Mr. Levine moved to appoint Bowman Consultant Group as the
Board's Engineer, seconded by Mr. Pomerantz. All members were in
favor and none opposed.

Mr. Breene moved to appoint Ogetti Davis as the Board's Secretary,
seconded by Mr. Mason. All members were in favor and none
opposed.

- C. Swearing In of Planner and Consultant Engineer – Carried to the next
regular meeting.



5. Approval of Minutes

- A. Regular meeting held on December 6, 2022:
Mr. Levine moved to approve the minutes of the meeting held on December 6, 2022, seconded by Mr. Pomerantz.

Roll Call Vote

Adamson	Yes
Mason	Abstain
McIntosh	Abstain
Pomerantz	Yes
Levine	Yes
Breene	Yes

Motion carried.

6. Approval of Resolutions

- A. **Case #1051 - MGM Realty, LLC**

Block 2113 Lot 3

468 Irvington Avenue

C-Variance Relief - Applicant is seeking bulk variance relief to convert existing commercial units to a two-family house consisting of two (2) bedroom units:

Mr. Levine moved to adopt the Resolution granting a C-Variance Relief for Case #1051, seconded by Mr. Pomerantz.

Roll Call Vote

Adamson	Yes
Pomerantz	Yes
Levine	Yes
Breene	Yes

Motion carried.

- B. **Case 1046 - Michael Rocks & Stephen McGee**

Block 2503 Lot 6

212 Edgewood Terrace

Request for an extension to the following granted variance relief:
C-Variance Relief - Applicant proposed to construct a 2-story addition at the rear of the property:

Mr. Pomerantz moved to adopt the Resolution granting an extension



for Case #1046, seconded by Mr. Levine.

Roll Call Vote

Adamson Yes
Pomerantz Yes
Levine Yes
Breene Yes
Motion carried.

7. **Discussion** – There was no discussion

8. **Next Meeting Date**

A. Tuesday, February 7, 2023 at 7pm

9. **Adjournment**

There being no further discussions, Chair Breene adjourned the meeting at approximately 7:25 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://southorangenj.civicclerk.com/Web/Player.aspx?id=1968&key=-1&mod=-1&mk=-1&nov=0>