



ZONING BOARD OF ADJUSTMENT REGULAR MEETING MINUTES

Tuesday, May 2, 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 7pm:

1. Roll Call

William MacIntosh
Anthony Mason - Absent
Mia Charlene White
Clifford Pomerantz
Ritu Pancholy
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 - Absent
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.

3. Swearing In

A. Board's Planner and Consultant Engineer:
Mr. Dwyer administered the Oath of Office to Ms. Patras and Mr. Keller for the calendar year 2023.

4. Approval of Minutes



- A. Regular meeting held on February 7, 2023:
Mr. Levine moved to approve the minutes of the February 7th meeting, seconded by Mr. Pomerantz.

Roll Call Vote

McIntosh	Yes
Pancholy	Yes
Pomerantz	Yes
White	Yes
Levine	Yes
Breene	Yes

Motion carried.

5. Application for Completeness

- A. **Case #1052 - 202 South Orange Avenue LLC**

Block 2022 Lot 14

202 South Orange Avenue

Preliminary & Final Site Plan with C & D Variance Relief - The applicant proposes to develop the property with a four (4) story 14-unit residential building along with ancillary site improvements.

Ms. Patras discussed her completeness report dated April 28th, that included recommended submission waivers, temporary submission waivers, outstanding completeness items and deferred waivers. Mr. Keller discussed the waiver recommendations and preliminary technical comments listed in his completeness report dated April 27th. The board members discussed trash locations, variances requested and affordable housing.

Benjamin Wine attorney of the firm Prime & Tuvel on behalf of the applicant stated his clients takes no issues with the board professionals reports and will comply.

Mr. MacIntosh moved to deem the application complete subject to the items discussed and submission of revised plans accompanied by a response letter provided 14 days prior to the public hearing, seconded by Mr. Levine.

Roll Call Vote

McIntosh	Yes
Pancholy	Yes
Pomerantz	Yes
White	Yes



Levine Yes
Breene Yes
Motion carried

6. Discussion

There was no discussion.

7. Next Regular Meeting Date

A. Wednesday, June 7, 2023 at 7:00 PM

8. Adjournment

There being no further discussions, Chair Breene adjourned the meeting at approximately 8:05 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.portal.civicclerk.com/event/1972/media>