



ZONING BOARD OF ADJUSTMENT REGULAR MEETING MEETING

Wednesday, June 7, 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 the meeting to order at approximately 7 pm:

1. Roll Call

William MacIntosh
Anthony Mason
Ritu Pancholy - Absent
Clifford Pomerantz - Absent
Mia Charlene White
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
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 May 2, 2023:
Mr. Levine moved to approve the minutes of the May 2nd meeting,
seconded by Mr. MacIntosh.

Roll Call Vote

MacIntosh Yes



Mason Yes
White Yes
Levine Yes
Breene Yes
Motion carried

4. Application(s) for Completeness

A. **Case #1053 - John & Mara Sirhal**

Block 1705 Lot 7

58 Crest Drive

C-Variance - Applicant is seeking to improve the driveway, enhance the stormwater management, repair the pool patio and framed shed, adding a deck and renovating the kitchen & family room.

The applicants, Mr. & Mrs. Sirhal were present along with their architect Mr. Chambers. Ms. Patras discussed the completeness report that she prepared on June 2nd, that included recommended submission waivers, outstanding completeness items and submission waivers that were deferred to the Village Engineer. She suggested any revised plans to be submitted 14 days prior to the public hearing and should be accompanied by a response letter or highlights on the plans to identify the changes made.

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

Roll Call Vote

McIntosh Yes
Mason Yes
White Yes
Levine Yes
Breene Yes
Motion carried

B. **Case #1054 - Stacey & John Calhoon**

Block 1605 Lot 1

52 Glenview Road

C-Variance Relief - Applicant is seeking to construct a one-story, two-car attached garage and mudroom/ laundry room addition on the left side of the house.



Mr. John James architect on behalf of the applicant discussed the outstanding completeness items listed in Ms. Patras report date June 2, 2023. He discussed removing the deck and the variances requested for coverage reduction. Ms. Patras discussed the items in her completeness report which included recommended submission waivers, outstanding completeness items, waivers deferred to Village Engineer and suggested the applicant to meet with the Technical Review Committee prior to the hearing.

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

Roll Call Vote

McIntosh	Yes
Mason	Yes
White	Yes
Levine	Yes
Breene	Yes
Motion carried	

5. Application to be Heard

A. Case #1052 - 202 South Orange Avenue LLC (Carried to July 6th)

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.

At the request of the applicant, this case was carried to the July 6th meeting. Also, there was discussion on this case planning to transfer to the Planning Board.

6. Discussion

A. ZBA Case #1046 - 212 Edgewood Terrace - Request for an additional variance extension:

Mr. Rocks applicant and owner of the property discussed the reason for this second request of extension being financial and securing the contract. He explained there are no changes to the proposed



application previously approved. After some discussion, the board members were all in favor for the extension request. The resolution will be memorialized at the July 6th meeting.

- B. D-Variance Standard and Requirements Review – Table to a future meeting date.

7. Next Regular Meeting Date

- A. Thursday, July 6, 2023 at 7:00 PM

8. Adjournment

There being no further discussions, Chair Breene adjourned the meeting at approximately 8 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/1973/media>