



## **ZONING BOARD OF ADJUSTMENT REGULAR MEETING MINUTES**

Thursday, July 6, 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 7pm:

#### **1. Roll Call**

William MacIntosh  
Anthony Mason - Absent  
Ritu Pancholy - Absent  
Clifford Pomerantz  
Mia Charlene White  
Vacant, Alternate  
Vacant, Alternate  
Paul Breene, Chair  
Jacob Levine, Vice Chair

Patrick Dwyer, Board Attorney – Absent  
Michael Brown, Associate Board Attorney  
Greer Patras, Zoning Officer & Board Planner - Absent  
Eric Keller, Board Consultant Engineer - Absent  
David Battaglia, Village Engineer - Absent  
Ojetti Davis, Board Secretary

#### **2. Meeting Notice Statement**

Chair Breene read the following statement:

In accordance with the Open Public Meeting Act of the State of New Jersey, adequate notice of this meeting has been provided to the official newspapers of the Village, posted on the Village's website and filed in the Office of the Village Clerk indicating that this meeting is being held virtually via Cisco WebEx video conferencing. During a remote meeting, participants, including members of the public may be muted by the host. However, there will be an opportunity for them to participate and speak during the public portion of the meeting where participants will be unmuted at their request. Official action may be taken.

#### **3. Approval of Minutes**



- A. Regular meeting held on June 7, 2023:  
Mr. Levine moved to approve the minutes of the meeting held on June 7<sup>th</sup>, seconded by Mr. MacIntosh.

**Roll Call Vote**

MacIntosh Yes  
White Yes  
Levine Yes  
Breene Yes  
Motion carried.

**4. Approval of Resolution**

- A. **Case 1046 - Michael Rocks & Stephen McGee**  
Block 2503 Lot 6  
212 Edgewood Terrace  
Request for a second 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. Levine moved to approve the resolution granting a second extension for Case #1046, seconded by Ms. White.

**Roll Call Vote**

MacIntosh Yes  
White Yes  
Levine Yes  
Breene Yes  
Motion carried.

**5. Application(s) to be Heard**

- A. **Case #1052 - 202 South Orange Avenue LLC (Transferred to Planning Board)**  
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.

Chair Breene explained the board received a letter from the applicant's attorney stating that they have eliminated the D5 density



variance by reducing the unit count to 10 which eliminates this board's jurisdictions. Mr. Pomerantz move to approve the application to be transferred to the Planning Board, seconded by Mr. Levine.

**Roll Call Vote**

MacIntosh Yes  
Pomerantz Yes  
White Yes  
Levine Yes  
Breene Yes  
Motion carried.

**B. Case #1053 - John & Mara Sirhal (Carried to August 1st)**

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.

This case was carried to the August meeting due to the incomplete submission of documents.

**C. Case #1054 - Stacey & John Calhoon (Carried to August 1st)**

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.

This case was carried to the August meeting due to the incomplete submission of documents.

**6. Discussion**

There was no additional discussion.

**7. Next Regular Meeting Date**

A. Tuesday, August 1, 2023 at 7:00 PM

**8. Adjournment**

There being no further discussions, Chair Breene adjourned the meeting at approximately 7:15 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.portal.civicclerk.com/event/2323/media>**