



ZONING BOARD OF ADJUSTMENT REGULAR MEETING MINUTES

Tuesday, August 1, 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

Acting Chair Levine called the meeting to order at approximately 7pm:

1. Roll Call

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

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

2. Meeting Notice Statement

Acting Chair Levine 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 July 6, 2023:
Ms. White moved to approve the minutes of July 6th, seconded by Mr. MacIntosh.

Roll Call Vote



MacIntosh Yes
Pomerantz Yes
White Yes
Levine Yes
Motion carried.

4. **Application(s) for Completeness**

A. **Case #1055 - Mr. & Mrs. Hertz**

Block 2404 Lot 19

310 Western Drive North

C-Variance Relief - Applicant is seeking to construct an addition to the side of the home (garage & mudroom) and a driveway expansion:

Danial Dubinett architect on behalf of the applicant described the proposed project to construct an addition, widening the driveway and variance for lot coverage. After some discussion regarding the width of the driveway, Acting Chair Levine suggested the applicant come up with a plan that does not require a variance and meet with the Technical Review Committee. The applicant agreed to table the completeness hearing to a future date.

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

A. **Case #1053 - John & Mara Sirhal (Carried to September 5th)**

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 September 5th meeting. Applicant is working on revised plans.

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:

John James architect on behalf of the applicant was sworn and recognized by the board as an expert in architecture. Mr. James



entered Exhibit A1 – slide show of photos taken by the applicants Mr. & Mrs. Calhoon. Mr. Calhoon mentioned the primary reason for the proposed project is due to major water issues over the past 13 years. He mentioned there were 5 major water events that forced water into the garage and filled their basement.

Mr. James discussed the design of the project, lot coverage, topography, moving the garage to the front of the house, removing existing terrace and installing deck. He described the basement plan, HVAC units, 1 story addition, front elevation, new garage with carriage style doors and roofing. Also discussed variances requested for side yard coverage, rear yard setback, building height, lot coverage and driveway. In response to board questions, Mr. James discussed the removal of the patio, existing deck, location of the berm, landscaping, impervious coverage, basement access, grading, water proofing foundation wall and size of driveway. There were no questions from the public.

Rich Keller sworn and recognized as an expert in engineering discussed the tax map, RA 100 Zone, surrounding homes, inlet pipes, grading and existing survey. He stated they are proposing to remove the patio, deck, creating berm, driveway expansion and screening, tree removal and replanting and variance relief for lot coverage. Mr. Keller believed the application could be approved under the C1 and C2 variance and does not see any detriment or negative impacts. In response to board questions, Mr. Keller discussed the alteration to the stairs on the deck, drainage system, elevation of the berm, pervious pavers and location and screening for AC equipment. There were no questions from the public.

Mr. Battaglia felt this was a straight forward design. He mentioned the Village has a bid out for this system which is very old and probably has a lot of debris and hoping to find something in the system that could be fix to help the water situation in this area.

Ms. Patras gave her planning perspective on the project and discussed the interpretation of the ordinance with regard to the driveway. Mr. Keller said they will comply with the planning report and asked for flexibility on the landscaping plan and to be able to work with the professionals on this matter.



Public Comment:

There were 2 adjacent neighbors that mentioned they have witness these water issues over the past 13 years and both offered the full support and looks forward to the town fixing the issue as all of the neighbors in this area have been stressed and in need of help.

Board Discussion:

The board members discussed the testimony presented and felt the applicants have done everything that would have been advised and hopes the plans of the architect and engineer will help their situation. Mr. Pomerantz moved to approve the application, seconded by Mr. MacIntosh.

Roll Call Vote

MacIntosh	Yes
Pomerantz	Yes
White	Yes
Levine	Yes

Motion carried.

6. Discussion

There was no additional discussion.

7. Next Regular Meeting Date

A. Tuesday, September 5, 2023 at 7:00 PM

8. Adjournment

There being no further discussions, Mr. Pomerantz moved to adjourn the meeting, second by Ms. White. Acting Chair Levine adjourned the meeting at approximately 9:20 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://southorangenetwpnj.portal.civicclerk.com/event/2324/media>