



ZONING BOARD OF ADJUSTMENT REGULAR BOARD MEETING MINUTES

Tuesday, February 6, 2024 - 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 opened the meeting at approximately 7pm:

1. Roll Call

Devyani Guha
William MacIntosh
Anthony Mason
Clifford Pomerantz
Mia Charlene White
Alison Oxman, 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
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. Approval of Minutes

A. Regular meeting held on January 2, 2024 and special meeting held on January 31, 2024:

Mr. MacIntosh moved to approve the minutes of the meeting held



on January 2nd, seconded by Mr. Pomerantz.

Roll Call Vote:

Guha	Yes
MacIntosh	Yes
Pomerantz	Yes
Oxman	Yes
Levine	Yes
Breene	Yes

Motion carried.

Ms. White moved to approve the minutes of the special meeting held on January 31st, seconded by Mr. MacIntosh.

Roll Call Vote:

Guha	Yes
MacIntosh	Yes
Pomerantz	Yes
Oxman	Yes
White	Yes
Levine	Yes
Breene	Yes

Motion carried.

4. Approval of Resolutions

A. Case #1057 - Alexandra & Michael Cribbs

Block 807 Lot 25

157 Milton Place

C-Variance - Applicant is proposing to construct a 4-foot picket fence along their property line.

Mr. MacIntosh moved to approve the Resolution for Case #1057, seconded by Mr. Pomerantz.

Roll Call Vote:

Guha	Yes
MacIntosh	Yes
Pomerantz	Yes
Oxman	Yes
Breene	Yes

Motion carried.

B. Case #1059 - BC UW/Madeline Housing Partners, LLC

Block 2111 Lot 11

232 Waverly Place



C-Variance Relief - The applicant is proposing to construct a 100% affordable 2-family dwelling with 4 bedrooms and related site improvements. Existing dwelling and improvements are proposed to be removed.

Mr. Pomerantz moved to approve the Resolution for Case #1059, seconded by Mr. MacIntosh.

Roll Call Vote:

Guha	Yes
MacIntosh	Yes
Pomerantz	Yes
Oxman	Yes
White	Yes
Levine	Yes
Breene	Yes

Motion carried.

5. Application(s) to be Heard

A. Case #1056 - Melanie & Craig Marshall

Block 302 Lot 74

345 Ravine Drive

C-Variance Relief - Applicant is seeking to construct a two bedroom addition at the rear of the property, a new rear-facing wood deck, plunge pool area and rebuilding and construction of the retaining walls at the rear of the property to restabilize the site:

Christina Graff design architect on behalf of the applicant was sworn and recognized as an expert in architect. Ms. Graff described the architect plans previously submitted to the board revised date 01/19/24. She described the existing conditions, existing site plan, proposed site plan, existing plan, proposed basement plan, proposed first floor plan, existing building elevations, proposed building elevations, schematic sections and colored renderings. In response to board questions, Ms. Graff discussed location of the deck, plunge pool and fencing, studio and storage space, retaining wall, fire pit and railing for the fire pit. There were no questions from the public.

Jamie Bedard engineer of the firm Dominick R. Pilla Associates currently not a licensed but working under the engineers at the firm. Ms. Bedard presented the civil plans previously submitted to the board with the last revision date of 01/19/24. She described the



existing site condition photos, existing site plan, stormwater management plan, steep slope analysis, proposed grading plan, tree plan, erosion and sediment control plan, stormwater management details and erosion and sediment control details. In response to board questions, Ms. Bedard discussed type of roof, water runoff, impervious coverage, location of the drywell, maintenance plan for drywell, location of retaining wall and fencing, landscaping and tree replacement plan. Also discussed was the mitigation for each variance, lot coverage, setbacks and the stabilizing the disturbance of the steep slope areas. There were no questions from the public.

There were no comments from the public.

Board Discussion:

Most of the board members were in favor of the application, there were some concerns regarding the erosion control and the applicant should continue to work with the board professionals on some of the issues such as storm water management and erosion issues as part of the condition of approval. Mr. Pomerantz moved to approve the application subject to the conditions discussed, seconded by Ms. White.

Roll Call Vote:

Guha	No
MacIntosh	Yes
Pomerantz	Yes
Oxman	Yes
White	Yes
Levine	Yes
Breene	Yes

Motion carried.

B. Case #1058 - 231 Ward Place, LLC

Block 2106 Lot 22

231 Ward Place

C-Variance - Applicant is proposing to construct a new single family:

Elizabeth Durkin attorney of the Durkin Firm on behalf of the applicant Briefly described the application and mentioned the abutting property owners were sent offer letters to either sell their lot or a portion or purchasing the proposed lot but received no responses. Ms. Durkin introduced 2 witnesses to testify. The first witness was Giovanni Manilio sworn and recognized by the board as an expert in



engineering. Mr. Manilio entered and described the following exhibits: A1 – 3 photos of previous home from 2018; A2 – Site comparison rendering w/site plan prepared by John Manilio date 02/06/24; A3 – Ariel Exhibits and A4 – Photos of homes in surrounding areas 10 pages, all within 200 ft. In response to board questions, Mr. Manilio discussed brick pavers and the board's planner report. There were no questions from the public.

The second witness was Jose Gennaro sworn and recognized as an expert in architect. Mr. Gennaro entered and described the following exhibits: A5 – Color rendering of the proposed house; A6 – Architectural plans dated January 19, 2024 prepared by Jose Gennaro and A7 – Materials and color for proposed house. In response to board questions, Mr. Gennaro discussed vinyl siding, solar paneling, proposed full bathroom in the basement and drainage.

In response to public questions, Mr. Gennaro discussed the purpose of the proposed full bathroom in the basement, dry well capacity, impervious surface, height and driveway spilling over to neighbor's property.

Ms. Durkin gave closing comments on meeting the hardship, positive criteria and felt the applicant has met the requirements. Ms. Patras recommended shade or street trees and landscaping.

Public Comments:

The members of the public expressed concerns regarding the massing and height of the building, stormwater management, full bathroom in the basement, not in character of the neighborhood and renting to college students.

Board Discussion:

The board members discussed the application as it was presented with the requested variances and felt they would be in favor of the application if the applicant would agree to half bathroom in the basement opposed to the proposed full bathroom.

Mr. Mason moved to approve the application subject to the conditions discussed, seconded by Mr. Levine.

Roll Call Vote:

Guha	No
MacIntosh	Yes



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

6. Discussion

7. Next Regular Meeting Date

A. Tuesday, March 5, 2024, at 7:00 PM

8. Adjournment

There being no further discussions, Mr. Breene adjourned the meeting at approximately 11:50 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/2622/media>