



ZONING BOARD OF ADJUSTMENT REGULAR MEETING MINUTES

Tuesday, April 2, 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 called the meeting to order at approximately 7:00 pm:

1. Roll Call

Devyani Guha - Absent
William MacIntosh
Anthony Mason - Absent
Clifford Pomerantz
Mia Charlene White - Absent
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
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 March 5, 2024:
Mr. Levine moved to approve the minutes of the meeting held on March 5th, seconded by Mr. Pomerantz.

Roll Call Vote:

MacIntosh Yes



Pomerantz Yes
Oxman Yes
Levine Yes
Breene Yes
Motion carried.

4. Application(s) for Completeness

A. **Case #1061 - 116 Valley Street Reholdings, LLC**

Block 2004 Lot 2

116 Valley Street

C & D Variance Relief - The applicant is proposing a 2-1/2 story addition to the rear of the existing single family detached residence.

Ms. Oxman recused from this case.

Keith Loughlin attorney of the firm Inglesino Taylor on behalf of the applicant briefly described the application and stated he was in receipt of the board professional reports, in which they will comply.

Ms. Patras explained the applicant participated in the Pre-application process and attended the Planning & Economic Development Committee meeting. She summarized her completeness report and listed the outstanding completeness items. Also discussed was the applicant will need to provide testimony on the parking, use variance and would need to submit a property & boundary survey. This application is required to be forwarded to the South Orange Historic Preservation Commission for Non-Binding Advice.

There being no further discussion, Mr. Pomerantz moved to deem the application conditionally complete subject to the items discussed and revised submission 10 days prior to the hearing, seconded by Mr. MacIntosh.

Roll Call Vote:

MacIntosh Yes
Pomerantz Yes
Levine Yes
Breene Yes
Motion carried.



5. Application(s) to be Heard

A. Case #1060 - First Presbyterian & Trinity Church (Carried Meeting Date TBD)

Block 2014 Lot 1

88 South Orange Avenue

The applicant is seeking an interpretation of Ordinance Section 185-183, as to whether the use of extended after-care is permitted under the Ordinance.

6. Discussion

There was no discussion.

7. Next Regular Meeting Date

A. Tuesday, May 7, 2024, at 7:00 PM

8. Adjournment

There being no further discussions, Mr. Breene adjourned the meeting at approximately 7:50 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://southorangetwpnj.portal.civicclerk.com/event/2624/media>