



ZONING BOARD OF ADJUSTMENT REGULAR MEETING MINUTES

Tuesday, July 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 7pm:

1. Roll Call

Devyani Guha
William MacIntosh - Absent
Anthony Mason
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 - Absent
Nicki Louloudis, Associate Consultant Engineer
David Battaglia, Village Engineer - Absent
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 June 5, 2024
Mr. Pomerantz moved to approve the minutes of the June 5th meeting, seconded by Mr. Levine.

Roll Call Vote:



Pomerantz Yes
Levine Yes
Breene Yes
Motion Carried.

4. 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:

The board members discussed the application which has been on the agenda since March 2025 but the applicant has not returned and has not submitted the requested information. Mr. Dwyer discussed the summons issued to the applicant by the court and based on the court order, they have failed to appear before this board. Mr. Dwyer recommended the case be dismissed without prejudice and would need to reapply in order to appear before this board.

Mr. Levine moved to dismiss the case without prejudice, seconded by Mr. Pomerantz.

Roll Call Vote:

Guha Yes
Oxman Yes
Pomerantz Yes
Levine Yes
Breene Yes
Motion carried.

B. **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.



At the request of the applicant's attorney, due to there not being a full board, the application was carried to the August 6th meeting with no further noticing required.

5. Discussion

There was no discussion.

6. Next Regular Meeting Date

A. Tuesday, August 6, 2024 at 7:00 PM

7. Adjournment

There being no further discussions, Chair Breene adjourned the meeting at approximately 7:25 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/2627/media>