



ZONING BOARD OF ADJUSTMENT REGULAR MEETING MINUTES

Tuesday, September 3, 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
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
David Battaglia, Village Engineer - Absent
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 August 6, 2024:
Mr. Levine moved to approve the minutes of the August 6th meeting, seconded by Mr. Pomerantz.

Roll Call Vote:

Guha Yes



MacIntosh Yes
Oxman Yes
Pomerantz Yes
Levine Yes
Breene Yes
Motion Carried.

4. Application(s) for Completeness

- A. **Case #1063 - First Presbyterian & Trinity Church (Carried TBD)**
Block 2014 Lot 1
88 South Orange Avenue
D-Variance Relief - The applicant is seeking a variance in connection with the uses of the building as a school and after-school activities.

At the request of the applicant, this case was carried to the next meeting.

5. Application(s) to be Heard

- 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 discussed the meetings they attended with Historic Preservation Commission on April 18th and the Technical Review Committee on August 23rd. Mr. Loughlin introduced 3 witnesses. The first witness was Adam Womelsdorf of the firm Indigo Design Build LLC, sworn and recognized by the board as an expert in architect.

Mr. Womelsdorf described the plans previously submitted and discussed ADA accessibility challenges, parking and the revisions made based on the suggestion at the Historic Preservation Commission meeting. He entered Exhibit A1 – Photos of the existing property.



In response to board questions, Mr. Womelsdorf discussed the parking requirements, an overview of the tree removals and plantings, removal of the chimneys and bilco door. Also discussed the project's expenses of rebuilding, height variance, water run-off and agreed to address the comments in the board engineer's report dated July 1st.

The second witness was Nicholas Graviano sworn and recognized as an expert in planning. Mr. Graviano described the application from a planning perspective. He discussed the variances requested, positive and negative criteria, suitability of the site, existing conditions, permitted zone and referenced the South Orange Master Plan.

In response to board questions, Mr. Graviano discussed the ownership of the nearby parking lot, parking for the tenants and permitted zoning.

The final witness sworn was Steve Safran, owner of the property. Mr. Safran described the ownership structure, plans to rent out the 2 family, owner of the nearby parking lot who does not want to rent or sell parking spaces for tenants. He discussed the advice he received from his broker with regards to the construction of the project and his research on trying to maintain the property as a single family.

In addition, Mr. Womelsdorf discussed the traffic, construction and staging plan.

There were no questions or comments from the public.

Board Discussion:

The board members discussed the suitability of the project, felt the applicant did a great job preserving the historic nature of the building and felt it would need to be a 2 family economically. The board was in favor of the project but concerned with there being no parking plan for the tenants. Mr. Loughlin stated his client would agree to lease 1 parking space for each tenant through the South Orange Parking Authority on going as a condition of approval.

Mr. Levine made a motion to approve the application with the conditions discussed, seconded by Mr. MacIntosh.

Roll Call Vote:

Guha Yes



MacIntosh Yes
Pomerantz Yes
Levine Yes
Breene Yes
Motion Carried.

Mr. Mason had technical difficulties and was unable to vote on the application.

- B. **Case #1062 - David and Rachel Kaplowitz (Carried to October 1st)**
Block 201 Lot 9
210 Crestwood Dr
C-Variance Relief - The applicant is seeking to install an in-ground pool.

Mr. Hehl attorney on behalf of the applicant mentioned that they are still working with Ms. Patras on some open items and requested to carry this matter to the next meeting. Chair Breene granted the request with no further noticing required.

6. Discussion

There was no discussion.

7. Next Regular Meeting Date

A. Tuesday, October 1, 2024 at 7:00 PM

8. Adjournment

There being no further discussions, Chair Breene adjourned the meeting at approximately 7:45 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/2629/media>