



ZONING BOARD OF ADJUSTMENT REGULAR MEETING MINUTES

Tuesday, August 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 called the meeting to order at approximately 7pm:

1. Roll Call

Devyani Guha
William MacIntosh
Anthony Mason - Absent
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 –
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 July 2, 2024:
Ms. Guha moved to approve the minutes of the meeting held on July 2nd, seconded by Ms. Oxman.



Roll Call Vote:

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

4. Application(s) for Completeness

A. Case #1062 - David and Rachel Kaplowitz

Block 201 Lot 9

210 Crestwood Dr.

C-Variance Relief - The applicant is seeking to install an in-ground pool:

Natasha Montalvo attorney on behalf of the applicant mentioned they submitted a response letter to Ms. Patras completeness report in which they intend to comply and will be submitting revised plans prior to the hearing.

Ms. Patras went through completeness report dated July 22nd, discussing the outstanding items. She found the application to be incomplete and suggested additional information and plan revisions are needed as outlined in the report.

The board members were concerned about the over lot coverage and urged the applicant to get rid of the 1 percent. Also, requested the materials for the patio pavers and clarification of the existing conditions.

Mr. MacIntosh deemed the application conditionally complete subject to the items discussed and submitted prior to the hearing.

Roll Call Vote:

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



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:

Keith Loughlin attorney on behalf of the applicant requested to carry the case to the September 3rd meeting due to there not being a full board of 7 members. After some discussion, Chair Breene granted the request with no further noticing required.

6. Discussion

The board members briefly discussed the board's procedure on borrowing a member from the Planning Board. Mr. Dwyer explained the board would have to be short a member in order to borrow but as it stands this board have the required 7 regular members.

7. Next Regular Meeting Date

A. Tuesday, September 3, 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://southorangerwpnj.portal.civicclerk.com/event/2628/media>