



ZONING BOARD OF ADJUSTMENT REGULAR MEETING MINUTES

Tuesday, October 1, 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
Alison Oxman, Alternate
Vacant, Alternate
Paul Breene, Chair
Jacob Levine, Vice Chair - Absent

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 September 3, 2024:
Ms. Guha moved to approve the minutes of the meeting held on September 3rd, seconded by Mr. Pomerantz.

Roll Call Vote:

Guha Yes



MacIntosh Yes
Mason Yes
Pomerantz Yes
Breene Yes
Motion Carried.

4. Approval of Resolution

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:

Mr. MacIntosh moved to approve the Resolution for Case #1061, seconded by Ms. Guha.

Roll Call Vote:

Guha Yes
MacIntosh Yes
Mason Yes
Pomerantz Yes
Breene Yes
Motion Carried.

5. 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.

Mr. Dwyer discussed a conversation with the senior attorney of the firm for the applicant. They are planning to submit required documents prior to the next meeting and requested the case be carried to November.

B. **Case #1065 - Tamela and Charles Ford**

Block 1009 Lot 22

43 Fielding Court

C-Variance Relief - Applicant seeking to remove the existing covered front porch and stairs and front walk. A new foyer and covered front



porch is to be constructed. A new front walk will be constructed to align with the new front steps:

Justin Cutroneo Board Consultant Planner discussed the completeness report dated September 26th. Mr. Cutroneo stated the application is generally complete but additional information and minor revision are needed. He suggested for the applicant to participate in a Technical review meeting prior to the hearing.

Ms. Cecere architect on behalf of the applicant briefly described the application and stated they will participate in the Technical review meeting and will provide required revisions prior to the next meeting.

Chair Breene suggested for the applicant to work with the board professionals to bring the lot coverage down to 40% or less.

Mr. Pomerantz moved to deem the application conditionally complete subject to the items discussed, seconded by Mr. MacIntosh.

Roll Call Vote:

Guha	Yes
MacIntosh	Yes
Mason	Yes
Oxman	Yes
Pomerantz	Yes
Breene	Yes
Motion Carried.	

6. Application(s) to be Heard

A. Case #1062 - David and Rachel Kaplowitz (Carried to the November Meeting)

Block 201 Lot 9

210 Crestwood Dr

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

At the request of the applicant, the case was carried to the November meeting. They are working with the board's planner to avoid variances.

7. Next Regular Meeting Date



A. Wednesday, November 6, 2024 at 7:00 PM

8. Discussion

9. Adjournment

There being no further discussions, Chair Breene adjourned the meeting at approximately 7:30 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/2630/media>