



ZONING BOARD OF ADJUSTMENT REGULAR MEETING MINUTES

Tuesday, January 7, 2025 - 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 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 - Absent
Eric Keller, Board Consultant Engineer - Absent
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. Appointments

A. Reappointment of William MacIntosh - Regular Member
Mr. MacIntosh was reappointed to this board by the South Orange Village Council at their December 23, 2024 regular Village Council meeting.



4. Reorganization

A. Election of Officers – Chairman and Vice Chairman:

Mr. Pomerantz nominated Mr. Breene as Chair of the Board, seconded by Mr. Levine. All members present were in favor and none opposed.

Mr. MacIntosh nominated Mr. Levine as Vice Chair of the Board, seconded by Ms. Oxman. All members present were in favor and none opposed.

B. Appointments of Professionals – Board Attorney and Board Secretary:

Chair Breene moved to nominate Mr. Dwyer as the Board Attorney, seconded by Mr. Pomerantz. All members present were in favor and none opposed.

Chair Breene moved to nominate Ms. Davis as the Board Secretary, seconded by Ms. Oxman. All members present were in favor and none opposed.

5. Approval of Minutes

A. Regular meeting held on December 3, 2024:

Mr. Pomerantz moved to approve the minutes of the December 3rd meeting, seconded by Mr. MacIntosh.

Roll Call Vote:

MacIntosh	Yes
Pomerantz	Yes
Oxman	Yes
Levine	Yes
Breene	Yes

Motion Carried.

6. Approval of Resolution

A. **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:

Mr. Levine moved to adopt the Resolution for Case #1065, seconded by Ms. Oxman.

Roll Call Vote:

MacIntosh Yes

Pomerantz Yes

Oxman Yes

Levine Yes

Breene Yes

Motion Carried.

7. Application(s) for Completeness

A. Case #1063 - First Presbyterian & Trinity Church (Carried to February 4th)

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 applicant's request, the case was carried to the February meeting.

8. Discussion

There was no additional discussion.

9. Next Regular Meeting Date

A. Tuesday, February 4, 2025 at 7:00 PM

10. Adjournment

There being no further discussions, Chair Breene adjourned the meeting at approximately 7:15 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/2980/media>

11. Closed Session

Mr. Dwyer announced the Board would convene into closed session to discuss a potential litigation matter.