



ZONING BOARD OF ADJUSTMENT REGULAR MEETING MINUTES

Tuesday, December 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 7 pm:

1. Roll Call

Devyani Guha - Absent
William MacIntosh
Anthony Mason
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
Justin Cutroneo, Assistant Planner
Eric Keller, Board Consultant Engineer – Absent
Paul Winters, Assistant 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 October 1, 2024:
Mr. Pomerantz moved to approved the minutes of October 1st,
seconded by Ms. White.



Roll Call Vote:

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

4. Approval of Resolution

- A. Resolution establishing the meeting dates for the year 2025:
Mr. Levine moved to approve the resolution to establish the 2025 meeting dates, seconded by Ms. Oxman.

Roll Call Vote:

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

5. Application(s) for Completeness

- A. **Case #1063 - First Presbyterian & Trinity Church**
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.

Ms. Patras gave a brief background on why this application is before this board. She mentioned they have an approval for a daycare but not for a school use. The applicant declined to attend tonight's meeting. Mr. Dwyer briefly explained that this board does not have enforcement rights, but the Village does. Mr. Breene suggested to carry the application to the January meeting and see if the applicant will attend and then decide on the next steps.

6. Application(s) to be Heard



A. **Case #1062 - David and Rachel Kaplowitz (WITHDRAWN)**

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, this case has been withdrawn.

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.

Julie Cecere architect of the firm Julie Anne Cecere Architect on behalf of the applicant was sworn and recognized by the board as an expert in architect. She mentioned they attended the Technical Review Committee meeting and the Historic Preservation Commission meeting. Ms. Cecere described the project plan for a new vestibule, covered front porch, new steps and new walkway. She entered and discussed exhibit A1 – Sheet A2 Site Plan and Cultec Details dated December 2, 2024. They are seeking a variance for impervious coverage. Ms. Cecere mentioned they plan to meet the request of the Historic Preservation Commission and discussed the surrounding homes with front porches.

In response to board questions, Ms. Cecere discussed the reason for the mudroom in the front of the house, storm water runoff, roof line, proposed and permitted coverage, cultec calculations, details of front walkway and permeable pavers. Also, discussed removal of the front walk area and landscaping plan. There were no questions from the Public.

Chair Breene opened the meeting for public comment:

Mr. Joseph Gabriel neighbor of the applicant was sworn in. Mr. Gabriel expressed being in favor of the application and his family welcomes the relief. Also, mentioned he is an architect and would like to see the Village evolve and update the ordinances to allow different types of codes.



Board Discussion:

The board members were in favor of the application with some concern for the stormwater runoff but were glad the applicant was reducing the percentage of the impervious coverage.

Ms. White moved to approve the application subject to the conditions discussed, seconded by Mr. MacIntosh.

Roll Call Vote:

MacIntosh	Yes
Mason	Yes
Pomerantz	Yes
Oxman	Yes
White	Yes
Levine	Yes
Breene	Yes

Motion Carried.

7. Discussion

Chair Breene discussed the draft annual report that he sent to the members for review and asked that they would provide feedback as soon as possible.

8. Next Regular Meeting Date

A. Tuesday, January 7, 2025 at 7:00 PM

9. Adjournment

There being no further discussions, Chair Breene adjourned the meeting at approximately 8:30 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://southorangetwpnj.portal.civicclerk.com/event/2632/media>