



ZONING BOARD OF ADJUSTMENT REGULAR MEETING - MINUTES

Tuesday, May 6, 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 7pm:

1. Roll Call

Devyani Guha
William MacIntosh
Anthony Mason
Alison Oxman - Absent
Mia Charlene White - Absent
Vacant, 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 - Absent
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 April 1, 2025:

Mr. Levine moved to approve the minutes of the April 1st meeting, seconded by Mr. MacIntosh.

Roll Call Vote:



Guha Yes
MacIntosh Yes
Levine Yes
Breene Yes
Motion Carried.

4. **Approval of Resolution**

A. **Case #1066 - Elizabeth and Stephen Re**

Block 2209 Lot 6

330 Radel Terrace

C-Variance Relief - The applicant is proposing the reconstruction of the patio/wall in the rear yard.

Mr. Levine moved to adopt the Resolution for Case #1066, seconded by Ms. Guha.

Roll Call Vote:

Guha Yes
MacIntosh Yes
Levine Yes
Breene Yes
Motion Carried.

5. **Discussion**

A. **Case #1054 – 52 Glenview Road - Filed Changes:**

Chair Breene explained the field changes for this case that were made administratively. The applicant requested to replace a previously proposed sloped clay berm along the house foundation with a wall of maximum height of 2 feet. Ms. Patras explained the proposed modification is within the intent of the original approval and does not pose any zoning concerns. She mentioned the wall is better than the berm and it's a better design for the site and for the neighbors.

In addition, Chair Breene mentioned he met with Mr. Dwyer and Mr. Otis Village Attorney regarding the matter of the First Presbyterian Church. Both Mr. Dwyer and Mr. Otis spoke with the applicant's attorney and was assured that they will be attending the June 4th meeting. Also, Mr. Dwyer will notify the attorney in writing regarding the resubmission deadline of 2 weeks prior to the hearing.



6. Next Regular Meeting Date

A. Wednesday, June 4, 2025 at 7:00 PM

7. Adjournment

There being no further discussions, Chair Breene adjourned the meeting at approximately 7:25 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/3005/media>