



ZONING BOARD OF ADJUSTMENT REGULAR MEETING MINUTES

Tuesday, April 1, 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 7:00 pm:

1. Roll Call

Devyani Guha
William MacIntosh
Anthony Mason - Absent
Alison Oxman
Mia Charlene White
Vacant, 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
David Battaglia, Village Engineer
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. Appointment

A. Alison Oxman appointed as a Regular Member

4. Approval of Minutes



- A. Regular meeting held on March 4, 2025:
Mr. MacIntosh moved to approve the minutes of the March 4th meeting, seconded by Ms. Guha.

Roll Call Vote:

Guha	Yes
MacIntosh	Yes
White	Yes
Levine	Yes
Breene	Abstained

Motion Carried.

5. Application(s) to be Heard

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:

Richard Schkolnick attorney on behalf of the applicant gave a brief overview of the application and introduced 2 witnesses. The first witness was the homeowner Elizabeth Re who was sworn in. Ms. Re stated she and her husband purchased the property in 2019 and discussed the condition of the patio. She was not aware of any lot coverages issues until they started to do some work on the retaining wall and was issued a stop work order by the building department.

In response to board questions, Ms. Re stated the work on the retaining wall is complete but they have not done any work on the patio. Also, she discussed removing the shed and the concrete pad and the addition of a small pit in the location where the patio was previously.

The second witness was Mark Gimigliano, sworn and recognized by the board as an expert in civil engineering. Mr. Gimigliano described the property as it exists, the grading plan, zoning chart with original and proposed conditions, stormwater management treatment, types of pavers, improvements to landscape and drainage. Also, discussed the variance requested for lot coverage and the benefits of C1 and C2 criteria. He entered exhibit A1 – Permeable Paver Sheet that shows features, benefits, shapes and sizes.



In response to board questions, Mr. Gimigliano discussed the stormwater runoff calculations, getting to the allowable lot coverage, reason for the 300 sq. ft. increase, clarification of the stormwater detention pit, proposed permeable pavers and the possibility of reducing the coverage to 48 percent.

Mr. Schkolnick discussed the C1 and C2 negative and positive criteria for both with minimum detriment and the proposed improvements such as adding trees and drainage.

In addition, Mr. Gimigliano stated that they will address the comments of the board engineer's report dated 03/31/25 and will submit revised plans to address the board's professionals' comments.

There were no questions or comments from the public.

Board Discussion:

The board members agreed that with the variance discussed, addition of the tree in the front yard and the impervious area to 48 percent, they would be in favor of the application.

Ms. White moved to approve the application subject to the items discussed which include the additional tree, landscaping and making the impervious area 48 percent, seconded by Mr. MacIntosh.

Roll Call Vote:

Guha	Yes
MacIntosh	Yes
White	Yes
Levine	Yes
Breene	Yes

Motion Carried.

6. Discussion

There was no additional discussion.

7. Next Regular Meeting Date

A. Tuesday, May 6, 2025 at 7:00 PM



8. Adjournment

There being no further discussions, Chair Breene adjourned the meeting at approximately 8:20 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/3004/media>