



ZONING BOARD OF ADJUSTMENT REGULAR MEETING MINUTES

Tuesday, March 4, 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

Acting Chair Levine 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 - Absent
Vacant, Alternate
Paul Breene, Chair - Absent
Jacob Levine, Vice Chair

Patrick Dwyer, Board Attorney
Greer Patras, Zoning Officer & Board Planner
Eric Keller, Board Consultant Engineer
David Battaglia, Village Engineer
Ojetti Davis, Board Secretary

2. Meeting Notice Statement

Acting Chair Levine 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 February 4, 2025:
Ms. Guha moved to approve the minutes of the meeting held on February 4th, seconded by Mr. Mason. All members were in favor and none opposed.



4. Application(s) for Completeness

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:

Gary Forshner attorney on behalf of the applicant briefly described the proposed application.

Ms. Patras discussed the Topology completeness review memo that deemed the application conditionally complete subject to the following outstanding completeness items:

- Administrative Checklist for The Use & Bulk Variance was not provided
- Submission Requirements deferred to the Board Engineer for checklist items: Stormwater Runoff and Plan Details of adjacent properties

Mr. Keller mentioned a TRC meeting has been scheduled and they will discuss the stormwater management at that meeting.

The board members requested information on water retention, corrected zoning chart, existing impervious coverage, dry well and walkway pavers.

Mr. Forshner stated the applicant intends to address all technical items at the TRC meeting.

Mr. MacIntosh moved to deem the application conditionally complete subject to the items discussed and submission of revised plans ten (10) days prior to the hearing, seconded by Ms. Guha.

Roll Call Vote:

Guha	Yes
MacIntosh	Yes
Mason	Yes
Pomerantz	Yes
White	Yes
Levine	Yes
Motion Carried.	



5. Application(s) to be Heard

At the request of the applicant, the following case was carried to the April 1st meeting:

A. Case #1063 - First Presbyterian & Trinity Church (Carried to April 1st)

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.

6. Discussion

Mr. Pomerantz announced this is his last meeting with the Zoning Board of Adjustment. He will be working part time for the Village and cannot serve on this board while being an employee.

7. Next Regular Meeting Date

A. Tuesday, April 1, 2025 at 7:00 PM

8. Adjournment

There being no further discussions, Acting Chair Levine adjourned the meeting at approximately 7:40 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/3003/media>