



## **ZONING BOARD OF ADJUSTMENT REGULAR MEETING MINUTES**

Tuesday, February 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**

**Chair Breene called the meeting to order at approximately 7:00 pm:**

**1. Roll Call**

Devyani Guha  
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 – Absent  
Kate Keller, Board Conflict Planner  
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. Approval of Minutes**

- A. Regular meeting held on January 7, 2025:  
Mr. Levine moved to approve the minutes of the regular meeting held on January 7<sup>th</sup>, seconded by Mr. Pomerantz. All members were



in favor and none opposed.

#### **4. Reorganization**

- A. Appointments of Professionals –Board Consulting Planner, Board Conflict Planner and Board Consultant Engineer **(See Approval of Resolutions)**

#### **5. Approval of Resolutions**

- A. Resolution Appointing Bowman Consulting Group as the Board's Consulting Engineer:

Ms. White moved to approve the resolution appointing Bowman Consulting Group as the Board's Consultant Engineer, seconded by Mr. Mason. All members were in favor and none opposed.

- B. Resolution Appointing Topology as the Board's Consulting Planner:

Ms. Guha moved to approve the resolution appointing Topology as the Board's Consulting Planner, seconded by Mr. Pomerantz. All members were in favor and none opposed.

- C. Resolution Appointing Phillips Preiss Grygiel Leheny Hughes, LLC as the Board's Conflict Planner:

Mr. Pomerantz moved to appoint Phillips Preiss Grygiel Leheny Hughes, LLC as the Board's Conflict Planner, seconded by Mr. MacIntosh. All members were in favor and none opposed.

#### **6. 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.

Kate Keller, Board's Conflict Planner gave an overview of the completeness review letter date January 31, 2025. The following review items of the letter was discussed:

- Waivers requested from the Administrative Checklist, Use & Bulk Variance Checklist and Preliminary & Final Major Site Plan Checklist



- Description of Existing Conditions
- Surrounding Land Uses
- Chronology
- Description of Current Proposal
- Zoning Compliance
- Planning Analysis and issues for consideration by the Board

Ms. Keller recommended the application be deemed conditionally complete based on the items discussed.

Brian Chewcaskie attorney on behalf of the applicant discussed the previously approved resolution, current use and mentioned private schools do not require State license. Mr. Chewcaskie stated there are no changes physical changes to the interior or exterior of the building and they will address all comments of the board professional memos.

The board members and professionals requested a traffic plan focusing on drop off, pick up and stacking, testimony on compliance with state regulations, copies of certifications, accessibility routes in the school building, utility impact on the expansion, maximum occupancy, operation statement and a floor plan.

Mr. MacIntosh made a motion to deem the application conditionally complete subject to the submission of the items discussed 10 days prior to the hearing, seconded by Ms. White.

**Roll Call Vote:**

|           |     |
|-----------|-----|
| Guha      | Yes |
| MacIntosh | Yes |
| Mason     | Yes |
| Pomerantz | Yes |
| White     | Yes |
| Levine    | Yes |
| Breene    | Yes |

Motion Carried.

**7. Discussion**

There was no additional discussion.

**8. Next Regular Meeting Date**

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



**9. Adjournment**

There being no further discussions, Chair Breene adjourned the meeting at approximately 8:00 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/3002/media>**