



ZONING BOARD OF ADJUSTMENT REGULAR MEETING

Tuesday, December 2, 2025 - 7:00 PM

(In-Person/Hybrid Meeting)

South Orange Baird Community Center
5 Mead Street - 3rd Floor Meeting Room

Virtual Zoom Meeting

To access information on how to use Zoom to join the meeting, please click on the following link: <https://southorange.org/800/Zoom-FAQs>

ORDER OF BUSINESS

1. Roll Call

Joseph Gabriel
Devyani Guha
William MacIntosh
Anthony Mason
Alison Oxman
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
David Battaglia, Village Engineer
Ojetti Davis, Board Secretary

2. Meeting Notice 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 7, 2025

4. Approval of Resolution



- A. Resolution establishing the meeting dates for the year 2026

5. Application(s) for Completeness

- A. **Case #1067 — Farid Ali (Withdrawn)**
Block 509 Lot 2
368 Woodland Place
Minor Site Plan, Preliminary & Final Site Plan — The applicant proposes to construct a new deck/porch structure.
- B. **Case #1068 — Alexander and Tessa Brockhoff (Carried to January, Review is on-going)**
Block 2205 Lot 27
262 Prospect Street
C-Variance Relief — The Applicant is seeking approval to reconstruct the existing detached garage to include a second story.

6. Discussion

7. Next Regular Meeting Date

- A. TBD

8. Adjournment

****Note – This agenda may change at any time including on the day of the meeting. Applications may be carried or adjourned at the request of the Applicant or the Board. Members of the public are cautioned to check the Village website for last minute changes to this agenda prior to attending a meeting.**