



ZONING BOARD OF ADJUSTMENT REGULAR MEETING MINUTES

Tuesday, October 7, 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

Joseph Gabriel
Devyani Guha
William MacIntosh
Anthony Mason
Alison Oxman
Vacant, Alternate
Vacant, Alternate
Paul Breene, Chair
Jacob Levine, Vice Chair - **Absent**

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

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 September 2, 2025:

Ms. Oxman moved to approve the minutes of the September 2nd meeting, seconded by Ms. Guha. All members were in favor and none opposed.



4. **Approval of Resolution**

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.

Mr. MacIntosh moved to the Resolution for Case #1063, seconded by Mr. Gabriel.

Roll Call Vote:

Gabriel Yes

Guha Yes

MacIntosh Yes

Oxman Yes

Breene Yes

Motion Carried.

5. **Application(s) for Completeness**

The following cases were carried to the November 5th meeting:

A. **Case #1067 — Farid Ali (Carried to November)**

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 November)**

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**

Chair Breene and the board discussed moving the meetings going forward to in-person and or hybrid meetings. After some discussion, Chair Breene scheduled the November 5th meeting to be an in-person/hybrid meeting at the Baird Community Center in the 3rd floor meeting room.

7. **Next Regular Meeting Date**



A. Wednesday, November 5, 2025 at 7:00 PM

8. Adjournment

There being no further discussions, Chair Breene adjourned the meeting at approximately 7:50 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/3006/media>

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