



ZONING BOARD OF ADJUSTMENT REGULAR MEETING MINUTES

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

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

1. Roll Call

Joseph Gabriel
Devyani Guha
William MacIntosh
Anthony Mason - **Absent**
Alison Oxman
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 - **Absent**
David Battaglia, Village Engineer - **Absent**
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 October 7, 2025:



Mr. MacIntosh moved to approve the minutes of October 7th, seconded by Ms. Oxman. All members were in favor and none opposed.

4. Approval of Resolution

- A. Resolution establishing the meeting dates for the year 2026:
Mr. Levine moved to adopt the Resolution establishing the meeting dates for 2026, seconded by Ms. Guha. All members were in favor and none opposed.

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- A. **Case #1067 — Farid Ali (Withdrawn)**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.

As per the Applicant, this case has been withdrawn.

- 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.

As per the applicant, this case was carried to the January meeting.

6. Discussion

The board members discussed selecting a member to reach out to the full board for chair and vice chair nominations for the January reorganization meeting. Mr. MacIntosh volunteered to reach out to the board members.

7. Next Regular Meeting Date

- A. Wednesday, January 7, 2026 at 7:00 PM

8. Adjournment

There being no further discussions, Chair Breene adjourned the meeting at approximately 7:15 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/3012/media>