



ZONING BOARD OF ADJUSTMENT REGULAR MEETING

Tuesday, September 1, 2026 - 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 August 4, 2026

4. Approval of Resolution



- A. **Case #1068 — Alexander and Tessa Brockhoff**
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.

5. Application(s) for Completeness

- A. **Case #1072 — VGC Homes LLC**
Block 812 Lot 6
12 Montrose Street
C & D Variance Relief — The applicant proposes to convert the existing single-family dwelling to a two-family dwelling
- B. **Case #1073 - Baldeo Singh & Swarupa Singh (Review is ongoing)**
Block 1207 Lot 22
331 Vose Avenue
C-Variance Relief - The applicant is seeking approval to legalize existing rear yard improvements that predate the Applicant's ownership. No new construction, expansion, or change in use is proposed.
- C. **Case #1074 — A & J Properties NJ LLC (Review is on-going)**
Block 1102 Lot 2
114 Irving Avenue
C-Variance Relief — The applicant is proposing the development of a single-family dwelling with 6 bedrooms and 7 bathrooms.
- D. **Case #1075 — Lilowtie Rampersaud (Review is on-going)**
Block 2001 Lot 6
62 Massel Terrace
C-Variance Relief — Applicant is proposing to construct a deck, restore the driveway to its original condition and install a fence at the rear of the property
- E. **Case #1076 — Jason Steinberg (Review is on-going)**
Block 2405 Lot 6
250 Kingsland Terrace
C-Variance Relief — Applicant is seeking a variance relief to allow for the (1) reconstruction of an existing stone retaining wall and (2) widening of an existing driveway from 7.5 feet width and its narrowest point to a double-parking space and driveway at the front of the house.

6. Application(s) to be Heard

- A. **Case #1072 — VGC Homes LLC (Pending Completeness)**
Block 812 Lot 6



12 Montrose Street

C & D Variance Relief — The applicant proposes to convert the existing single-family dwelling to a two-family dwelling

7. Discussion

8. Next Regular Meeting Date

A. Tuesday, October 6, 2026 at 7:00 PM

9. 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.**