



ZONING BOARD OF ADJUSTMENT REGULAR MEETING MINUTES

Wednesday, November 3, 2021 - 7:00 PM
Virtual Webex Meeting

ORDER OF BUSINESS

- 1. Roll Call**
Paul Breene, Chair
Jacob Levine, Vice Chair
William MacIntosh
Anthony Mason
Robert Shapiro
Mia Charlene White
Justin Balik - ABSENT
Patrick Dwyer, Board Attorney
Greer Patras, Zoning Officer & Board Planner
Eric Keller, Board Engineer
David Battaglia, Village Engineer
Ogetti Davis, Board Secretary
- 2. Meeting Notice Statement**
Chairman Breene read the following statement:
Pursuant to Section 5, Chapter 231, P.L. 1975, this is to state for the record that adequate notice of this meeting has been provided to the public by posting and maintaining the annual notice of regular meetings on the bulletin board in Village Hall, by publishing the annual notice of regular meetings for 2021 in the December, 2020 edition of the South Orange-Maplewood News Record and by filing said notice in the Office of the Village Clerk. Official action may be taken.
- 3. New Member**
 - A. Swearing In:
 - Clifford Pomerantz - Alternate Member
Mr. Dwyer administered the oath of office to new alternate member Clifford Pomerantz.
- 4. Approval of Minutes**



- A. Regular meeting held on September 14, 2021
Mr. Levine moved to approve the minutes, seconded by Mr. MacIntosh.

Roll Call:

MacIntosh	Yes
Mason	Yes
Levine	Yes
Breene	Yes

Motion carried.

5. Application(s) to be Heard

- A. **Case #1046/Michael Rocks and Stephen McGee**

Block 2503 Lot 6

212 Edgewood Terrace

The applicant is seeking to construct a 2-story addition in the rear of the property.

Samantha Alfonso attorney of the firm Dempsey, Dempsey & Sheehan on behalf of the applicant gave a brief overview of the application and introduced two witnesses. The first witness was Michael Rocks owner of the property. Mr. Rocks described the layout of the existing property and the proposed project. He mentioned they have spoken with the adjacent neighbors and all are in favor of the project. In response to board questions, Mr. Rocks discussed water run-off. Ms Patras mentioned the applicant met for a technical review meeting and they have provided revised plans. There were no questions from the public.

The second witness was Anthony Facchino sworn and recognized by the board as an expert in engineering and planning. Mr. Facchino discussed the survey, topography, proposed addition, impervious coverage, brick paver patio, grading, storm water management and proposed drywells. They will be installing new utility poles and then reconnecting the existing lines. In response to board questions, Mr. Facchino discussed access to the utility pole, location of drywells, water run off to neighbor's property, patio dimensions and plantings. There were no questions from the public.

Mr. Facchino gave his planning testimony. He discussed the variances requested, C1 relief and hardships. In response to board



questions, Mr. Facchino discussed overhead wires and concerns with PSE&G. There were no questions from the public.

Public comment:

Chairman Breene opened the meeting for public comment. There were no public in attendance.

Board Discussion:

The members appreciated the applicant working with the board to address some of the concerns. The board members were in favor of the application and the applicant agreed to the conditions in the board professionals report.

Mr. MacIntosh moved to approve the application with conditions, seconded by Mr. Pomerantz.

Roll Call:

MacIntosh	Yes
Mason	Yes
Pomerantz	Yes
Shapiro	Yes
White	Yes
Levine	Yes
Breene	Yes

Motion carried.

6. Discussion

There was no additional discussion.

7. Next Meeting Date

A. Tuesday, December 7, 2021 at 7:00 pm

8. Adjournment

There being no further discussions, Chairman Breene adjourned the meeting at approximately 8:40pm. The next regular scheduled meeting is for Tuesday, December 7, 2021.

Submitted by
Ojetti Davis, Secretary
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.civicclerk.com/Web/Player.aspx?id=123&key=-1&mod=-1&mk=-1&nov=0>