TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

Department of Planning and Development

Zoning Board of Adjustment

SUSAN McCARTNEY
Mayor

DIANA L. CHANDLER
Zoning Board Secretary

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Philip D. Neuer, Chairperson
Irv Schwarzbaum, Vice-Chairperson
William Michael Barbee
Laurence Cohen
Robin Miller
Brent D. Scott
Alice Weiss
Mark Sussman (Alt.)
Michael Dannemiller (Alt.)
Tal Ben-Zvi (Alt)
Todd Dubovy (Alt.)

Geniece Gary-Adams (Director of Planning & Development/Zoning Official)
Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick & Fisher PA, Board Attorneys
Artheon, Consulting Planner
Artheon, Consulting Engineer
Zayibeth Carballo, Municipal Engineer

DRAFT

AGENDA
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT SPECIAL MEETING
December 3, 2026
8:00 P.M.
Will be held virtually

Please click the link below (or copy and paste into your browser) to join the meeting:

Join from PC, Mac, iPad, or Android:

https://us02web.zoom.us/j/86744380868?pwd=jGwxZYKRn9epI2Idsh5dRjsIHCBsn2.1

Passcode:868203; **Webinar ID**: 867 4438 0868 ; **Dial in:** 1 646 558 8656

(Draft agenda is subject to change. For those persons having technical difficulties, please call 973-325-4108.)

A. NOTICE

Notice of this meeting was given to the Township Clerk, posted on the Township Web Site under the Current Legal Notices tab, and posted on the Township Bulletin Board in accordance with the "Senator Byron M. Baer Open Public Meetings Act" and the "Publication Reform Act."

B. PLEDGE OF ALLEGIANCE

C. OPENING STATEMENT

D. ROLL CALL

E. ANNOUNCEMENTS

Future Meetings: December 17, 2026 (Regular Meeting)
January 21, 2027 (Regular Meeting)
February 18, 2027 (Regular Meeting)

F. SWEARING IN

Township Professional(s)

G. RESOLUTION

H. APPLICATION

1.) ZB-25-07 Mavis Tire **(Carried from 10/29/2026)**

460 Prospect Avenue
Block 105, Lot 64.01

The applicant proposes to remove the existing structure and construct a tire center / motor vehicle service station with seven service bays and a retail sales area encompassing 1,142 square feet including a showroom, sales counter, waiting area, and bathrooms. A d-1 use variance relief is required to permit a motor vehicle service station in the general commercial district.

11-23--2026-Crash-Analysis---J-Taylor
9-18-2026--CONSENT-TO-CONTINUANCE-EXTENSION-OF-HEARING-TO-Oct-29-2026---L-John-Basta
8-28-26 -Planning-Review-4- C.Dochney
8-26-2026 Filing-letter w previous mtg exhibts frm L. John Basta to D. Chandler
8-24-26 - Updated-Landscape-Rendering - R. Ritchie
8-12-26 Updated-Rendering-and-Sight-Line - Larson Design Group
7-29-26 - Option-B-Building-Rendering-with-higher-parapet-and-view-from-2nd-floor-residence-behind -Larson Design Group
7-10-26-Planning-Review-3-C. Dochney
7-8-26 Consulting-Engineer-Review-4- R.MacNeill
6-26-26 Traffic-Study-revised - Dynamic Traffic
6-29-26 -Architectural-Plans-revised- Larson Design Group
6-28-26 - Acoustical-Analysis-resubmission-Ostergaard Acoustical Associates
6-30-26 - Filing-Letter-resubmission- L. John Basta to D.Chandler
5-22-2026-Email-Response-from-L-John-Basta-to-Consulting-Engineer
5-19-26-Engineering-Review-3 -J. Hess
5-18-26 Site-Plan-Rendering - R. Ritchie
2-12-26 Roof-Plan - Larson Design Group
5-15-26 - Transmittal-for-Exhibits -Dynamic\
5-18-26 - Aerial-Map-Exhibit - Dynamic Engineering
5-14-26 - Scanned-Roof-Plan-Signed-and-Sealed -Larson Design Group
5-18-26 - Affidavit-of-Proof-of-Publication-and-Service- L.John Basta
5-5-26 Response-Letter-Dynamic Engineering
5-2026-Storm-Water-Management-Report - Dynamic Engineering
5-26 -Operations-and-Management-Manual- Dynamic Engineering
4-27-26 - Prelim-and-Final-Site-Plans---Rev-2 -Dynamic Engineering
4-27-26 - Highway Master Plan 1984
4-27-26-Emails-between-Dynamic-Engineering-and-Essex-County-Engineering-Dept-Re-no-requirement-for-dedication-of-land-along-Prospect-Avenue
3-30-26 - Email Response to Engineering Review 2 - L. John Basta
3-30-26 - Email Response to Engineering Review - L. John Basta
03-25-26 - Planning-Review-2 - C. Dochney

03-25-26 - Consultant Engineering-Review-2 - J. Hess
3-24-26 - Forester-Memo-updated- W. Kipp
3-3-26 - Forrester-Report- W. Kipp
3-26 Tree-Removal-Report---Dynamic Engineering
Deed
Deed
2-26 - Tree-Removal-Report- Dynamic Engineering
2-2026 - Tree-Removal-Report-resubmission -Dynamic Engineering
2-12-26 - Traffic-Impact-Study-resubmission - Dynamic Engineering
2-26 - Stormwater-Permit-Application-resubmission - Dynamic Engineering
2-2026 - Stormwater-Management-Report-resubmission - Dynamic Engineering
2-2026- Stormwater-Management-Operation-and-Maintenance-Manual-resubmissionrcd-Dynamic Engineering
2-16-26 Site-Plans-revised-resubmission - Dynamic Engineering
2-17-26 - Planning-Report- C. Cofone
2-2026- List-of-Variances-and-Waivers-resubmission - Dynamic Engineering
2-2026- Grading-Checklist-resubmission
2-24-26 - Filing-Letter-resubmission - L. John Basta
2-12-26 - Architectural-Plans-resubmission- Larson Design Group
9-29-25 - CME Engineering -Review-1 - J. Hess
10-23-26 - CME Planning -Planning-Review-1 - C. Dochney
8-21-25 Corporate-Disclosure-submission
8-21-25 - Application-Filing-Planning-Report - E. Parlavecchio
8-21-25 Completed-Prelim-and-Final-Site-Plan-Checklist-submission
8-11-25 Executed-Tree-Removal-and-Replacement-Application-submission
Executed-Zoning-Board-Application-Form-submission
Completed-Sustainability-Checklist-submission
Traffic-Impact-Study-07-21-2025-submission
7-2025 - List-of-Variances-and-Waivers-submission
Prior-Resolutions-of-Approval-submission
Title-Documents-submission
7-2025 - Drainage-Statement- Dynamic Engineering
7-22-25 -Planning-Report-submission - C. Cofone
7-16-25 Site-Plan-Set-submission - Dynamic Engineering
7-9-25 200-Foot-List-submission
Verification-of-Taxes-Paid-07-08-2025-submission
6-30-25 Architectural-Plans-submission - Larson Design Group\
1-29-25 Geotechnical-Engineering-Report-Addendum-No-1--Results-of-Testing- ECS
12-10-24 - Geotechnical-Engineering-submission - ECS Mid Atlantic LLC
12-17-24 ALTA_NSPS-Survey-Last-Revised

ADJOURNMENT

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE *THURSDAY, December 17, 2026,* AT 8:00 PM.****