



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

SUSAN McCARTNEY

Mayor

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DIANA L. CHANDLER

Zoning Board Secretary

Email: zoningboard@westorange.org

Philip D. Neuer, *Chairperson*
Irv Schwarzbaum, *Vice-Chairperson*
William Michael Barbee
Michael Dannemiller (Alt.1)
Jerome Eben
Peter Ricci
Brent D. Scott
Mark Sussman (Alt. 2)
_____(Alt. 3)
Alice Weiss

Steven K. Warner, Esq., *Board Attorney*
Nishuane Group, *Consulting Planner*
John J. Hess, PE, PP, *Consulting Engineer*

Geniece Gary-Adams, *Director of Planning & Development /Zoning Official*

Zayibeth Carballo, *Municipal Engineer*

AGENDA

TOWNSHIP OF WEST ORANGE ZONING BOARD OF ADJUSTMENT SPECIAL MEETING

October 17, 2024, 8:00 p.m.

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

<https://us06web.zoom.us/j/85913554269?pwd=soF5P71ptjOUDFFhIhBILgR4DP9MaJ.1>

Webinar ID: 859 1355 4269 Passcode: 974023 Dial in phone number: (646) 931 3860

(For those persons having technical difficulties, please call 973-325-4109 or 973-325-4133.)

A. NOTICE

Notice of this meeting was given to the Township Clerk, the West Orange Chronicle and the Star Ledger, and posted on the Township Bulletin Board in accordance with the "Senator Byron M. Baer Open Public Meetings Act."

B. PLEDGE OF ALLEGIANCE

C. OPENING STATEMENT

D. ROLL CALL

E. ANNOUNCEMENTS

Future Meetings: November 14, 2024 (Special Meeting)
November 21, 2024 (Regular Meeting)
December 19, 2024 (Regular Meeting)

F. SWEARING IN

Township Professional(s)

G. APPLICATIONS

(Carried from 9/19/2024)

1.) ZB-24-06 PUBLIC SERVICE ELECTRIC AND GAS COMPANY

Block: 155 Lot: 26.01 Zone: (O-R) Office Research; (PURD) Planned Unit Residential Development; (R-5) Single Family Residential Zone

325 Mount Pleasant Avenue

Seeking Variances, Preliminary, and Final Major Site Plan Approval in connection with upgrades.

[M1_Development-Plans---Site-Plans](#)

[J_2024-05-09_West-Orange-Stormwater-Management-Plan](#)

[West-Orange-Compiled-ZBA-Application-5-15-24](#)

[M3_Development-Plans---Civil-Plans](#)

[M2_Development-Plans---Landscape-Plans](#)

[ZB-24-06---PSEG---Tree-Removal-Application](#)

[PSEG-West-Orange-Switching-Substation-West-Orange-NJ6524](#)

[24-07-24---Review-1-CME](#)

[SPRAB-Report-ZB-24-06---PSEG-1](#)

[PSEG-325-Mt-Pleasant-Ave---Affidavit-of-Publication-w-Mailing](#)

[PSEG-Forester Memo](#)

[325-Mount-Pleasant-Ave--ZB-24-06--Planning-Review---August-12-2024](#)

[13433/West-Orange_Additional-Environmental-Info_82924](#)

[13434/0601315-0895-West-Orange_L01R-Rendering](#)

[0401315-0895-LA01-Landscape-Plan-L-01](#)

[13436/0501315-0895-LA02-Landscape-Details-L-02](#)

[0301315-0895-TR02-Tree-Removal-Details-TR-03](#)

[0101315-0895-TR01-Tree-Removal-Plan-TR-01](#)

[0201315-0895-TR02-Tree-Removal-Details-TR-02](#)

[Final-Affidavit-of-Publication--Mailing-w-Exhibits-Special-Hearing-PSEG-325-Mt-Pleasant-Ave](#)

[24-09-09---CME-Review-2](#)

[PSEG-prospect-and-Mt-pleasant-September-2024-forester memo](#)

[PSEG_West-Orange_Photosimulations91224-Exhibits](#)

[9-12-24-West-Orange-BOA-ZB-24-06-PSEG-Full-size-Transcript](#)

[Exhibit A8 – Picture - Fairmount Substation \(Dated – August 23, 2023\)](#)

[Exhibit A-9 Picture Newport Substation \(Dated – June 12, 2024\)](#)

[Exhibit A-10 - Picture Hillsdale Substation \(Dated – November 22, 2022\)](#)

[Exhibit A-11 - Picture Greenville Substation \(Dated – August 23, 2024\)](#)

[Exhibit A-12 - Picture - Plainfield Substation \(Dated – June 13, 2016\)](#)

[Exhibit A-13 - East-Rutherford \(Dated - May 17, 2016\)](#)

[9-19-24-West-Orange-BOA-ZB-24-06-PSEG-Full-size Transcript](#)

[9-19-24-West-Orange-BOA-ZB-24-06-PSEG-Condensed Transcript](#)

[Ltr-to-D-Chandler-Twp-of-WO-Encl-Affid-of-Publ--Mailing-10-17-24-Hearing](#)

[Affidavit-of-Publication--Mailing-w-Exhibits---PSEG-West-Orange-10-17-24-Hearing](#)

H. ADJOURNMENT

***THE NEXT SPECIAL ZONING BOARD MEETING WILL BE *THURSDAY,*
*November 14, 2024, AT 8:00 PM.****

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE
*THURSDAY, November 21, 2024, AT 8:00 PM.*****