

**MINUTES**  
**TOWNSHIP OF WEST ORANGE**  
**ZONING BOARD OF ADJUSTMENT SPECIAL MEETING**  
**September 12, 2024**  
**8:00 P.M.**

The West Orange Zoning Board of Adjustment held a special meeting on September 12, 2024, commencing at 8:00 PM utilizing the virtual Zoom platform.

*Chairperson Phillip D. Neuer* called the meeting to order at approximately 8:00 PM. It was announced that notification 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."

*Chairperson Neuer* asked everyone to stand for the Pledge of Allegiance.

*Alexander Fisher, Esq.*, Board Attorney read the opening statement.

**ROLL CALL**

Present: William Michael Barbee, Michael Dannemiller,  
Jerome Eben, Philip D. Neuer (left meeting at 8:48 PM),  
Peter Ricci, Irv Schwarzbaum,  
Brent D. Scott, Mark Sussman,  
Absent: Alice Weiss  
Also Present: George Wheatle Williams, Consulting Planner for the Township  
John Hess, Consulting Engineer for the Township  
Alexander Fisher, Esq. (proxy for Steven K. Warner, Esq.,) Board Attorney  
Diana L. Chandler, Board Secretary

Mr. Fisher and Chairperson Neuer confirmed the presence of a quorum of Board Members.

**ANNOUNCEMENTS**

- Future Meetings (Virtual):
  - September 19, 2024 (Regular Meeting)
  - October 10, 2024 (Regular Meeting)
  - November 21, 2024 (Regular Meeting)
- Chairperson Neuer recognized Board Member, Mr. W.M. Barbee for being honored in October by both Rutgers University and YMC in October.

**SWEARING IN**

- Township Professionals Mr. George Wheatle Williams (Consulting Township Planner) and Mr. John Hess (Consulting Engineer) were sworn under oath.

**APPLICATIONS**

**(Carried from 8/15/2024)**

**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.

[WO ZBA 9-12-24 Special Meeting - Transcript](#)

**EXHIBITS:**

**A1 – PSEG West Orange Photosimulations Viewpoint Map (undated)**

**A2 – PSEG West Orange Photosimulations Viewpoint Map #1 (undated)**

**A3 – PSEG West Orange Photosimulations Viewpoint Map #2 (undated)**

**A4 – PSEG West Orange Photosimulations Viewpoint Map #3 (undated)**

**A5 – PSEG West Orange Photosimulations Viewpoint Map #4 (undated)**

**A6 – PSEG West Orange Photosimulations Viewpoint Map #5 (undated)**

**A7 – Landscape Rendering L-01R (Dated – August 14, 2024)**

Vice Chairperson Schwarzbaum adjourned the meeting at 11:09 PM.

Adopted: 10/10/24

  
Diana L. Chandler, Secretary