

DRAFT
MINUTES
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT REGULAR MEETING
September 19, 2024
8:00 P.M.

The West Orange Zoning Board of Adjustment held a Regular meeting on September 19, 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.

Steven K. Warner, Esq., Board Attorney read the opening statement.

ROLL CALL

Present: Michael Dannemiller, Philip D. Neuer,
Brent D. Scott, Mark Sussman,

Absent: William Michael Barbee, Jerome Eben,
Alice Weiss, Peter Ricci,
Irv Schwarzbaum

Also Present: George Wheatle Williams, Consulting Planner for the Township
John Hess, Consulting Engineer for the Township
Steven K. Warner, Esq., Board Attorney
Diana L. Chandler, Board Secretary

ANNOUNCEMENTS

- Future Meetings (Virtual): October 10, 2024 (Regular Meeting)
November 21, 2024 (Regular Meeting)
December 19, 2024 (Regular Meeting)
- Chairperson Neuer thanked Board Members for reaching out after abruptly leaving the September 12, 2024 Special Meeting. He encouraged Board Members to reach out to Mr. W.M. Barbee in the same spirit as he is not present at the meeting.

MINUTES

August 15, 2024 (Regular Meeting)

Motion to Approve: Chairperson Neuer

Second: M. Sussman

Barbee:	-	Scott:	Y
Dannemiller (Alt. 1)	-	Weiss:	-
Eben:	-	Chairperson Neuer:	Y
Ricci:	-		
Sussman (Alt. 2)	Y		
Schwarzbaum:	-		

SWEARING IN

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

RESOLUTIONS

- **ZB-24-08- Wallace (6 Mountain Way South)** (Approved 8/15/2024)
Block: 45.06; Lot: 3; Zone:
6 Mountain Way South
Application seeking "c" variance for construction of a new deck was approved with conditions at the August 15, 2024, Regular Meeting.

Motion to Adopt: Chairperson Neuer

Second: M. Sussman

Barbee:	-	Scott:	Abstain
Dannemiller (Alt. 1)	-	Weiss:	-
Eben:	-	Chairperson Neuer:	Y
Ricci:	-		
Sussman (Alt. 2)	Y		
Schwarzbaum:	-		

APPLICATIONS

(Carried from 9/12/2024)

- **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.

[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](#)

EXHIBITS:

A8 – Picture - Fairmount Substation (Dated – August 23, 2023)

A-9 Picture - Newport Substation (Dated – June 12, 2024)

A-10 – Picture - Hillsdale Substation (Dated – November 22, 2022)

A-11 - Picture - Greenville Substation (Dated – August 23, 2024)

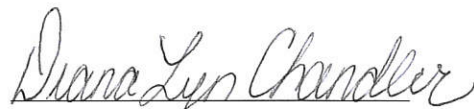
A-12 - Picture - Plainfield Substation (Dated – June 13, 2016)

A-13 – Picture – East Rutherford Substation (Dated – May 17, 2016)

Ms. Porter brought up the possibility of a Special Meeting for this application. Chairperson Neuer announced that in the meantime, application ZB-24-06 Public Service Electric and Gas Company is being carried with the preservation of notice to the November 21, 2024, Regular Meeting.

Chairperson Neuer adjourned the meeting at 10:55 PM.

Adopted: 11/21/24


Diana L. Chandler, Secretary