

DRAFT
MINUTES
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT SPECIAL MEETING
October 17, 2024
8:00 P.M.

The West Orange Zoning Board of Adjustment held a special meeting on October 17, 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.

Matthew Flynn, Esq., Board Attorney read the opening statement.

ROLL CALL

Present: William Michael Barbee, Michael Dannemiller,
Jerome Eben, Philip D. Neuer,
Peter Ricci, Brent D. Scott, Mark Sussman

Absent: Irv Schwarzbaum, Alice Weiss

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

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

ANNOUNCEMENTS

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

- Chairperson announced an attempt to schedule a Special Meeting for Applicant, ZB-24-06 PUBLIC SERVICE ELECTRIC AND GAS COMPANY (325 Mount Pleasant Avenue)

Special Meeting Date Proposed: December 12, 2024

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

SWEARING IN

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

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.

[Transcript-10-17-24-WO-BOA-ZB-24-06-PSEG-Full-size](#)

Chairperson Neuer announced that this application is being carried with preservation of notice to the December 12, 2024 Special Meeting.

Chairperson Neuer adjourned the meeting at 9:08 PM.

Adopted: 11/21/24


Diana L. Chandler, Secretary