



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

SUSAN McCARTNEY

Mayor

Tel: (973) 325-4108

DIANA L. CHANDLER

Zoning Board Secretary

Email: zoningboard@westorange.org

Philip D. Neuer, Chairperson

Irv Schwarzbaum, Vice-Chairperson

William Michael Barbee

Robert Daniel

Robin Miller

Brent D. Scott

Alice Weiss

Tal Ben-Zvi (Alt #1)

_____ (Alt #2)

_____ (Alt #3)

Todd Dubovy (Alt #4)

*Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick & Fisher
PA, 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 REGULAR MEETING

January 16, 2025

8:00 P.M.

Will be held virtually

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

<https://us06web.zoom.us/j/84584748870?pwd=al3yfYiZURQ4bbQ5xiE3JhRksQVtyx.1>

Webinar ID: 845 8474 8870 Password: 723617 Dial In: 646 931 3860

(Draft agenda is subject to change. 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: February 20, 2024 (Regular Meeting)
March 20, 2024 (Regular Meeting)
April 17, 2024 (Regular Meeting)

F. SWEARING IN

Township Professional(s) and Re/Appointments of Board Members

G. REORGANIZATION

Vote: Appoint Chairperson
Appoint Vice-Chairperson
Appointing Board Secretary
Appointing Board Attorney
Appointing Site Plan Review Advisory Board Representatives

H. MINUTES

- November 21, 2024 Regular Meeting
- December 12, 2024 Special Meeting
- December 19, 2024 Regular Meeting

I. APPLICATIONS

1) ZB-24-12 – LS SB Canterbury/Zinnia Health (Carried from 11/21/24)

33 Mount Pleasant Avenue

Block: 88; Lot: 26

Application for Appeal of Action of Zoning Office and D Variance

[ltr-Diane-Chandler-encl-application-package-9624](#)

[Ltr-Diane-Chandler-Zimmerman-enc-documents-91224](#)

[ZB-24-12-Zinnia-Health-LLC---Email](#)

[Survey](#)

[33-Mount-Pleasant-Ave-ZB-24-12--Planning-Review--October-28-2024](#)

[9-27-2024-email-of-no-Engineering-Review-from-Matrix-RE -ZB-24-12-Zinnia-Health-LLC-33-Mount-Pleasant-Avenue](#)

[Applicant Planning-Report---Zinnia-Health---West-Orange-NJ](#)

[Applicant Notice-package-11824](#)

[Ltr-frm W. Sullivan Esq to Chair P-Neuer rcd 1-6-2025 \(re relevant principles of law\)](#)

[2014 - Stigma-Free-Resolution \(rcd 1-6-2025\)](#)

[33-Mt-Pleasant-Photos \(rcd 1-6-2025\)](#)

[Ltr-frm W. Sullivan Esq to D-Chandler-enc-photographs- \(rcd 1-6-2025\)](#)

[Ltr frm W. Sullivan Esq to P. Neuer Esq \(Chair\) re-adj rqt frm M. Dolan Esq \(rcd 1-15-2025\)](#)

(Carried from 12/12/2024)

2) 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](#)

[CONSENT-TO-CONTINUANCE-EXTENSION-OF-HEARING---West-Orange---
PSEG-ZBA-4875-2737-6369-v1](#)

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

[\(Dated-11-6-2024\) Hudson-Essex-Passaic-Soil-Conservation-District-Ltr-to-N-
Merainer-\(rcd-12-30-2024\)-re-soil-erosion](#)

[12-12-24-Special Meeting Transcript Full-Size](#)

[12-12-24-Special Meeting Transcript Condensed](#)

***This application will commence for scheduling of a future meeting at 10:30 PM
unless ZB-24-12 Zinna/LS Canterbury finishes earlier.***

J. ADJOURNMENT

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE
THURSDAY, FEBRUARY 20, 2025 AT 8:00 PM.****