

MINUTES
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT SPECIAL MEETING

December 12, 2024

8:00 P.M.

The West Orange Zoning Board of Adjustment held a special meeting on December 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,
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): December 19, 2024 (Regular Meeting)
January 16, 2025 (Regular Meeting)

SWEARING IN

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

APPLICATIONS

(Carried from 10/17/2024)

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.

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

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)

Motion to Approve:

Second:

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

Chairperson Neuer adjourned the meeting at 11:01 PM.

Adopted: 1/16/25


Diana L. Chandler, Secretary