



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
Brent D. Scott, Vice-Chairperson
William Michael Barbee
Robert Daniel
Robin Miller
Irv Schwarzbau
Alice Weiss
Mark Sussman (Alt.)
Michael Dannemiller (Alt.)
Tal Ben-Zvi (Alt.)
Todd Dubovy (Alt.)*

*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

February 20, 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/82123105881?pwd=KbJiCMOd53Bcs22tiqMGziRWTLmyXL.1>

Passcode: 020077; Join via audio: +1 646 931 3860 US; Webinar ID: 821 2310 5881 Passcode: 020077

(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. ANNOUNCE ADJOURNMENT OF PSE&G/RESCHEDULING DISCUSSION

F. EXECUTIVE SESSION

(i) Daughters of Israel Litigation

(ii) PSE&G Issues

(iii) Such Other Matters as May Be Presented for Discussion in Executive Session

RESUME REGULAR MEETING

G. ANNOUNCEMENTS

Future Meetings: March 20, 2025 (Regular Meeting)
 April 17, 2025 (Regular Meeting)
 May 15, 2025 (Regular Meeting)

- ZB-24-11 Wonder (481 Eagle Rock Avenue) is carried with preservation of notice to the March 20, 2025, Regular Meeting.

H. SWEARING IN

Township Professional(s)

I. RESOLUTIONS

- **ZB-24-02/Nwaiwu Properties, LLC** (Denied 11/21/2024)
Block: 177.08; Lot: 21; Zone: R-6
691 Eagle Rock Avenue
Application seeking “c” variance for construction of a new house was denied at the November 21, 2024, Regular Meeting.
- **ZB-24-13 Friedman** (Approved 12/19/2024)
10 Ridge Road
Block: 80.03; Lot: 10
Application seeking a Soil Removal Permit Application was approved with conditions at the December 19, 2024, Regular Meeting.

J. MINUTES

- January 16, 2025, Regular Meeting

K. APPLICATIONS

(Carried from 1/16/2025)

(Adjourned; See Item E, above)

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.

[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](#)
[Ltr frm J. Porter Esq. to-Chairman-Neuer-and-ZBA-Members-w-EXHIBITS-FOR-LTR-REQUESTING-2-BD-MEMBERS-REQUSAL-2-10-25---PSEG-325-MT-PLEASANT-WO \(rcd 2-10-2025\)](#)

L. ADJOURNMENT

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