



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
Laurence Cohen
Robin Miller
Irv Schwarzbaum
Alice Weiss
Mark Sussman (Alt.)
Michael Dannemiller (Alt.)
Tal Ben-Zvi (Alt.)
Todd Dubovy (Alt.)*

*Savo, Schalk, Corsini, Warner, Gillespie, O'Gradnick & 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

March 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/81009681428?pwd=ZjpxwkJamMUaurx5KE9K5usd9NrUys.1>

Passcode: 482398; Join via audio: +1 646 931 3860 US Webinar ID: 810 0968 1428

Passcode: 482398

(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: April 17, 2025 (Regular Meeting)
May 15, 2025 (Regular Meeting)
June 12, 2025 (Regular Meeting)

- Application **ZB-24-11 Wonder (481 Eagle Rock Avenue)** at the request of the applicant is being carried to the May 15, 2025, Regular Meeting.

F. SWEARING IN

- Township Professional(s) and re/appointed Board Members.

G. MINUTES

- February 13, 2025, Special Meeting
- February 20, 2025, Regular Meeting
- February 20, 2025, Regular Meeting (Executive Session)

H. EXECUTIVE SESSION

I. APPLICATIONS

(Carried from 2/20/2025)

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 \(rcd 2-10-2025\)](#)

2.)ZB-23-11 DeOliveira/ 31 Bradford

(Carried from 12/19/2024)

31 Bradford Avenue

Block: 55.06; Lot: 1.01; Zone: R-5

31 Bradford Avenue

Application seeking “c” variance approvals for retaining walls and fences

[CME Review 1 \(Dated - 12-13-23\)](#)
[Variance Application](#)
[Planning-Review-Memo---ZB-23-11-DeOliveira \(Dated 12-1-2023\)](#)
[31-Bradford_Geo-Ret-Wall_2of2](#)
[31-Bradford_Geo-Ret-Wall_1of2](#)
[31-Bradford-Avenue-West-Orange](#)
[ZB-23-11-DeOliveira-31-Bradford-Avenue---Noticing-Docs](#)
[ZB-23-11-DeOliveira-31-Bradford---Addl-Noticing-Docs-3-8-24](#)
[20240306131512834](#)
[CME-24-03-13---Review-1---Corrected](#)
[Planning-Review-Memo---ZB-23-11-DeOliveira-updated-3-13-24](#)
[20240416141108511-4-16-24-Corr-frm-J-DellItalia-re-adj-req](#)
[6-10-2024-Submission](#)
[KSI-Engineering-dated-8-14-23-6-10-2024-Submission](#)
[CME 24-06-13---Review-2](#)
[7-2-2024-Submission](#)
[13958/ZB-23-11---DeOliveira---31-Bradford-Avenue---Resolution-Adopted](#)
[13945/Submission-Packet-\(Dated 91224\)](#)
[13946/24-10-17---Review-CME-1](#)
[3947/Noticing-Documents-Rcd-12-6-2024](#)
[31-Bradford-Ave--ZB-23-11--Nishuane Planning-Review---December-6-2024](#)
[13949/Rev2-31-Bradford_Geo-Ret-Wall_1of3_rev2-Merged \(Rcd 12-9-2024\)](#)
[CME Review-2 \(Dated and Rc'd 12-11-2024\)](#)

Cover-Letter from J. Dell'Italia Esq to D. Chandler -w-Engineer-Response-Rcd-12-18-2024

3.) ZB-22-13 MPB Realty (470 Eagle Rock Avenue)

Block: 153; Lot:38; Zone:B-2

470 Eagle Rock Avenue

Preliminary & Final Major Site Plan

[Photo of the Property](#)

[Photo of the Property](#)

[Photo of the Property](#)

[Photo of the Property](#)

[Photo of the Property](#)

[Photo of the Property](#)

[Photo of the Property](#)

[Photo of the Property](#)

[ZB-22-13-2023-04-05-Traffic-Impact-Study---Rev-1](#)

[ZB-22-13-2023-04-06-Twp-Resubmission-Letter](#)

[ZB-22-13-Acoustal-Evaluation](#)

[ZB-22-13-Architectural-Plans---Popeyes-Sonic-West-Orange---Eagle-Rock](#)

[ZB-22-13-Combined-Site-Plan](#)

[ZB-22-13-Combined](#)

[ZB-22-13-Transmittal---00003](#)

[ZB-22-13--2023-03-Drainage-Statement](#)

[ZB-22-13-2023-04-Tree-Removal-Report](#)

[2023-06-30-Solid-Waste-Management-Plan](#)

[2023-07-06-TRAFFIC-IMPACT-STUDY](#)

[2023-07-07---Required-Regulatory-Approval-List](#)

[2023-07-07-Affidavit-of-Ownership](#)

[2023-07-07-Fast-Food-Summary](#)

[2023-07-10-Twp-Resubmission-Letter](#)

[Combined-Arch-Plans](#)

[Road-Vacation-Bk-12175-Pg-2396](#)

[Site-Plan_Rev3](#)

[Transmittal---00005](#)

[470-Eagle-Rock-Avenue-West-Orange_Revised-Planning-Report_07072023](#)

[2023-06-Drainage-Statement](#)

[2023-06-Tree-Removal-Report](#)

[2023-06-West-Orange---EIS](#)

[2023-06-28-Acoustical-Evaluation](#)

[2023-06-OM-Manual](#)

[2023-07-07---Variance--Waiver-List](#)

[470-Eagle--EIS-06-2024](#)

[470-Eagle--Filing-App-to-ZBA-8-12-24](#)

[470-Eagle--Planning-Report-8-2-24](#)

[70-Eagle--Site-Plan-6-7-24](#)

[470-Eagle--TIS-6-4-24](#)

[470-Eagle--Tree-Removal-Report-06-2024](#)

[470-Eagle--Waste-Management-Plan-6-7-24](#)

[470-Eagle--Acoustical-Report-6-17-24](#)

[470-Eagle--Arch-6-12-24](#)

[470-Eagle--Drainage-Reports-06-2024](#)

[470-Eagle--Executed-Revised-ZBA-Package](#)

[PB-97-18-Fan-and-Jade-Inc](#)

[ZB-22-13-MPB-REALTY---RESOLUTION-OF-DISMISSAL-WO-PREJUDICE-ADOPTED](#)
[24-10-29-MPB-Realty---Planning-Review-1](#)
[24-10-31---Review-1](#)
[470-Eagle--SWM-OM-06-2024](#)
[24-12-10-MPB-Realty---SPRAB-Report](#)
[2025-02-25-Township-Resubmission-Letter \(Rcd 3-6-2025\)](#)
[Rev-2-Combined \(Rcd 3-6-2025\)](#)
[S102199025SV0-24x36-Survey \(Rcd 3-6-2025\)](#)
[Transmittal---00013 \(Rcd 3-6-2025\)](#)
[2024-07-01---Affidavit-of-Ownership \(Rcd 3-6-2025\)](#)
[2024-12-11---Tax-Certification \(Rcd 3-6-2025\)](#)
[2025-01-10---Required-Regulatory-Approval-List \(Rcd 3-6-2025\)](#)
[2025-02-Drainage-Statement---Signed \(Rcd 3-6-2025\)](#)
[2025-02-Tree-Removal-Report \(Rcd 3-6-2025\)](#)
[2025-02-West-Orange---EIS-Signed \(Rcd 3-6-2025\)](#)
[2025-02-03-Acoustical-Evaluation \(Rcd 3-6-2025\)](#)
[Noticing Documents \(rcd 3-10-2025\)](#)
[CME Review 2 \(Dated and Rcd 3-11-2025\)](#)
[MPB-Realty---Planning-Review-2 \(Dated & Rcd 3-17-2025\)](#)

J. ADJOURNMENT

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE
THURSDAY, APRIL 17, 2025, AT 8:00 PM.****