

MINUTES
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT REGULAR MEETING
February 20, 2025
8:00 P.M.

The West Orange Zoning Board of Adjustment held a regular meeting on February 20, 2025, 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.

Steven Warner, Esq., Board Attorney read the opening statement.

ROLL CALL

Present: William Michael Barbee, Tal Ben-Zvi,
Robin Miller, Philip D. Neuer, Irv Schwarzbaum,
Brent D. Scott, Marc Sussman, Alice Weiss
Absent: Michael Dannemiller (excused), Todd Dubovy (excused)
Also Present: Steven Warner, Esq., Board Attorney
Diana L. Chandler, Board Secretary

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

ANNOUNCE ADJOURNMENT OF PSE&G/RESCHEDULING DISCUSSION

EXECUTIVE SESSION

- **Daughters of Israel Litigation**
- **PSE&G Issues**
- **Such Other Matters as May Be Presented for Discussion in Executive Session**

ANNOUNCEMENTS

- Future Meetings (Virtual): 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.

RESOLUTIONS

- **ZB-24-02/Nwaiwu Properties, LLC**
Block: 177.08; Lot: 21; Zone: R-6
691 Eagle Rock Avenue

(Denied 11/21/2024)

Application seeking “c” variance for construction of a new house was denied at the November 21, 2024, Regular Meeting.

Motion: Chairperson Neuer

Second: Vice Chairperson Scott

Barbee:	Y	Schwarzbaum:	Y
Ben-Zvi (Alt.):	-	Scott:	Y
Dannemiller (Alt.):	-	Sussman (Alt.):	-
Dubovy (Alt.):	-	Weiss:	-
Miller:	-	Neuer:	Y

- Note: M. Sussman asked for confirmation of this application not needing a variance. As Chairperson Neuer explained, the applicant’s counsel applied without consulting the Zoning Official/Building Department and “jumped the gun”.

- **ZB-24-13 Friedman**
10 Ridge Road
Block: 80.03; Lot: 10

(Approved 12/19/2024)

Application seeking a Soil Removal Permit Application was approved with conditions at the December 19, 2024, Regular Meeting.

Motion: Chairperson Neuer

Second: W.M. Barbee

Barbee:	Y	Schwarzbaum:	Y
Ben-Zvi (Alt.):	-	Scott:	-
Dannemiller (Alt.):	-	Sussman (Alt.):	Y
Dubovy (Alt.):	-	Weiss:	-
Miller:	-	Neuer:	Y

MINUTES

- January 16, 2025, Regular Meeting

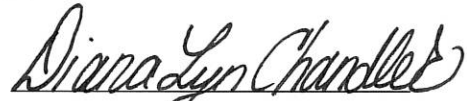
Motion: Chairperson Neuer

Second: R. Miller

Barbee:	Y	Schwarzbaum:	Y
Ben-Zvi (Alt.):	Y	Scott:	Y
Dannemiller (Alt.):	-	Sussman (Alt.):	-
Dubovy (Alt.):	-	Weiss:	-
Miller:	Y	Neuer:	Y

Chairperson Neuer adjourned the meeting at 9:25 PM.

Adopted: 3/20/2025



Diana L. Chandler, Secretary