



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

April 17, 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/87489928831?pwd=bVQDMbNPI9ULA6RskngDORtOPtQZvR.1>

Webinar ID: 874 8992 8831; Passcode: 573259; 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: May 15, 2025 (Regular Meeting)
June 12, 2025 (Regular Meeting)
July 17, 2025 (Regular Meeting)

F. SWEARING IN

- Township Professional(s)

G. MINUTES

- March 20, 2025, Regular Meeting
- March 20, 2025, Executive Session

H. EXECUTIVE SESSION (as may be directed by the Chairperson)

I. APPLICATIONS

(Carried from 3/20/2025)

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-24-14 Farrington (10 Shrump Place)

Block: 176.07; Lot: 30; Zone: R-6

10 Shrump Place

Application for C Variance

[10-shrump-place-plot-plan](#)

[10-Shrump-Place---ZB-24-14---Planning-Review---January-6-2025](#)

[10-shrump-pl-variance](#)

[SOJ---Farrington-Rev-10-25-24](#)

[RE -10-Shrump-Pl](#)

[Proposal---Farrington](#)

[M_ZB-10-Shrump-Place-01102025](#)

[01-PH-2Z-Notary \(rcd 4-4-2025\)](#)

[02-Legal-Letter \(rcd 4-4-2025\)](#)

[03-Neighbor-Addresses---Map---10-Shrump-Place \(rcd 4-4-2025\)](#)

[04-Ad-Affidavit \(rcd 4-4-2025\)](#)

[05-Farrington---Certified \(rcd 4-4-2025\)](#)

3.) ZB-24-12 – LS SB Canterbury/Zinnia Health

(Carried from 2/13/2025)

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 M. Dolan Esq to A. Fisher Esq re-adjoornment req \(dated and rcd 1-14-2025\)](#)

[Ltr frm W. Sullivan Esq to P. Neuer Esq \(Chair\) re-adj rqt frm M. Dolan Esq \(rcd 1-15-2025\)](#)
[Ltr frm M. Dolan Esq to D. Chandler re Zinnia Health Objection w. Exs \(rcd 2-3-2025\)](#)
[Ltr frm W. Sullivan Esq to P. Neuer \(Chair\) re M. Dolan submission \(rcd 2-4-2025\)](#)
[Planning-Exhibits-A-1-to-A-11-Dated-2-13-25-Rcd-2-18-25](#)
[Corporate-Disclosure-rcd-4-7-2025](#)

- 4.) **ZB-24-16 Northfield Ave Realty**
Block: 71.03; Lot: 43; Zone: OB-1
81 Northfield Avenue
Interpretation of Zoning
[81-Northfield-Avenue](#)
[VERIFICATION-OF-TAX-AND-SEWER-CHARGES-PAID](#)
[TFE---81-Northfield---Interpretation-Request-Application---Digital-Copy---1142416095411](#)
[Public-Utilities](#)
[81-Northfield-Ave---ZB-24-16---Planning-Review---January-14-2025](#)
[Northfield-Ave-Realty-Associates---81-Northfield---ZBA-Application---Letter frm J. Spanarkel, Esq to D. Chandler - Submitting-Proof-of-Mailing \(rcd 4-7-2025\)](#)
[Northfield-Ave-Realty-Associates---81-Northfield---ZBA-Application---Supplemental-Submission \(rcd 4-7-2025\)](#)
[Northfield-Ave-Realty-Associates---81-Northfield---ZBA-Application---Aff-of-Mailing-and-Publication \(rcd 4-7-2025\)](#)
[Notarized Confirmation of Publication From NJ Advance Media \(Star Ledger\) - rcd 4-7-2025](#)

I. ADJOURNMENT

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE**
THURSDAY, MAY 15, 2025, AT 8:00 PM.**