



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

May 15, 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/84810490180?pwd=ZR9qUXiv81s8miqP8zO20GDyQgOQuu.1>

Passcode: 587466; Join via audio: +1 646 931 3860 US Webinar ID: 848 1049 0180

Passcode: 587466 (*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: June 12, 2025 (Regular Meeting)
July 17, 2025 (Regular Meeting)
August 21, 2025 (Regular Meeting)

- **ZB-24-11 Wonder (481 Eagle Rock Avenue)** at the applicant's request is being carried with preservation of notice to the July 17, 2025, Regular Meeting.
- **ZB-24-06 PUBLIC SERVICE ELECTRIC AND GAS COMPANY** (325 Mount Pleasant Avenue) is on the Agenda to receive a report to update settlement discussions; no testimony or evidence will be presented.
- **ZB-24-12 – LS SB Canterbury/Zinnia Health** (33 Mount Pleasant Avenue) is on the Agenda to establish the next hearing date; no testimony or evidence will be presented.

F. SWEARING IN

Township Professional(s)

G. ANNUAL REPORT

H. RESOLUTIONS

- **ZB-24-14 Farrington (10 Shrump Place)** (Approved 4/17/2025)
Block: 176.07; Lot: 30; Zone: R-6
10 Shrump Place
Application for C Variance was approved with conditions at the April 17, 2025, Regular Meeting.

I. MINUTES

- March 20, 2025, Executive Session
- April 17, 2025, Regular Meeting
- April 17, 2025, Executive Session

J. APPLICATIONS

(Carried from 4/17/2025)

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. [See Announcement Above]

[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-REQUASAL-2-10-25---PSEG-325-MT-PLEASANT-WO \(rcd 2-10-2025\)](#)

2.) ZB-24-12 – LS SB Canterbury/Zinnia Health (Carried from 4/17/2025)

33 Mount Pleasant Avenue
 Block: 88; Lot: 26
 Application for Appeal of Action of Zoning Officer and D Variance [See **Announcement Above**]
[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-fm W. Sullivan Esq to D-Chandler-enc-photographs- \(rcd 1-6-2025\)](#)
[Ltr fm M. Dolan Esq to A. Fisher Esq re-adjourment req \(dated and rcd 1-14-2025\)](#)
[Ltr fm W. Sullivan Esq to P. Neuer Esq \(Chair\) re-adj rgt frm M. Dolan Esq \(rcd 1-15-2025\)](#)
[Ltr fm M. Dolan Esq to D. Chandler re Zinnia Health Objection w. Exs \(rcd 2-3-2025\)](#)
[Ltr fm 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](#)

**3.) ZB-22-09 89 Ashland Avenue LLC (87-89 Ashland Avenue) (Approved 12/15/22)
Block: 61; Lot: 44 & 45; Zone: I**

Application seeking Preliminary and Final Site Plan Approval with “c” and “d” variances to construct building addition to accommodate two additional dwelling units was approved with conditions at the December 15, 2022 Regular Meeting and Resolution was adopted at the January 19, 2023, Regular Meeting.

[Ltr- from R. Schkolnick Esq to D.Chandler-Requesting-Extension \(Dated 4-9-25\)](#)
[Ltr-with-cert-of-mailing-and-aff-of-publication-Ench-5125](#)

[Tax Verification continuance form with RS signature](#)
[Architectural Elevations A-200](#)
[Architectural Floor Plans](#)
[Site Plan 2022-0815-MEA 20-02](#)
[Tax & Sewer for 87 Ashland 09/30/2022](#)
[ZBA Application Package 09/29/2022](#)
[SPRAB Report](#)
[10/26/2022 Letter with Owners Signatures](#)
[CME Review #1 November 1, 2022](#)
[2022 11.11 - Site Plans \(MEA 20-02\) 87-89 Ashland Ave \(W.Orange\) REV1](#)
[Resubmission Ltr Chandler with Package 11.18.22](#)
[Revised Arch elevations 11.14.22 A-200](#)
[Revised Arch floor plans 11.14.22 A-100](#)
[CME Review #2 \(November 28 2022\)](#)
[Planning Director Memo - ZB-22-09 - 89 Ashland Avenue, LLC](#)
[Notice-of-Decision](#)
[CME-23-05-03-Resolution-Compliance-1](#)
[1---Cover-Sheet---87-89-Ashland-Ave-WOrange REV2-Sealed](#)
[Image 20230911 0001](#)

J. ADJOURNMENT

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE
THURSDAY, JUNE 12, 2025, AT 8:00 PM.****