



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 Schwarzbbaum
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, / Phil Scott PE CME, Consulting Engineer
Geniece Gary-Adams (Director of Planning & Development/Zoning Official)
Zayibeth Carballo, Municipal Engineer*

**AGENDA
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT SPECIAL MEETING
September 4, 2025**

8:00 P.M.

Will be held virtually

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/89205339993?pwd=JtwJUrfi4QYbwAFFtBQzkSHHPog7Ef.1>

Passcode: 705320; Phone one-tap: +1 646 931 3860 US;

Webinar ID: 892 0533 9993; Passcode: 705320

(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: September 18, 2025 (Regular Meeting)
October 16, 2025 (Regular Meeting)
October 23, 2025 (Special Meeting)
November 20, 2025 (Regular Meeting)

F. SWEARING IN

- Township Professional(s).

G. APPLICATIONS

- **ZB-24-15 Waystone Realty LLC** (Carried from August 21, 2025)
42 Eagle Ridge Way
Block: 106; Lot: 24.01; Zone: R-1;
Application for Preliminary and Final Major Site Plan Approval with D
Variances.
[Application-for-42-ERW](#)
[Burgis-Variance-Discussion---42-Eagle-Ridge-Way-1](#)
[Copy-of-12-27-letter-to-WO](#)
[EX-1-PB-98-11---Highview-at-West-Orange---Resolution-Adopted-See-Last-Paragraph](#)
[Letter-10-18-of-Explanation-for-42-ERW](#)
[200-foot-radius-list-for-42-ERW](#)
[Part-of-Letter-of-Explanation-for-42-ERW](#)
[/240515---42-Eagle-Ridge-Way---West-Orange---SCD-2024-06-12-1](#)
[241018 42-ERW-Layout s](#)
[241018 42-ERW Stormwater-Report compiled](#)
[241220 42-ERW-Full-Civil-Set-FINAL](#)
[241220 42-ERW Stormwater-Report-FULL](#)
[Application-for-42-ERW-2](#)
[42-Eagle-Ridge-Way-ZB-24-15-Planning-Review---January-28-2025](#)
[SPRAB-Report-ZB-24-15---42-Eagle-Ridge-Way](#)
[23-1345-010---ZB-24-15---42-Eagle-Ridge-Way---Engineering-Review](#)
[Noticing Documents \(rcd 6-2-2025\)](#)
[Chronicle-Proof-of-Publication-Waystone \(rcd 6/2/25\)](#)
[Star-Ledger-Proof-of-Publication-Waystone \(rcd 6/2/25\)](#)
[Proof-of-Mailing-Page-3-of-3-waystone \(rcd 6/2/25\)](#)
[Proof-of-Mailing-Page-2-of-3-Waystone \(rcd 6/2/25\)](#)
[Proof-of-Mailing-Page-1-of-3-Waystone \(rcd 6/2/25\)](#)
[250701 42-ERW Stormwater-Report \(rcd 7-02-2025\)](#)
[240515---42-Eagle-Ridge-Way---West-Orange-Survey\(rcd 7-02-2025\)](#)
[42-ERW-House-Plans\(rcd 7-02-2025\)](#)
[42-ERW-Barn-and-Arena-Plans\(rcd 7-02-2025\)](#)
[250701 JF Response-Letter\(rcd 7-02-2025\)](#)
[15298/O2Compost-SOQ-Comprehensive\(rcd 7-02-2025\)](#)
[15297/Letter-7-2-25-to-WO-Waystone\(rcd 7-02-2025\)](#)
[15295/250701 42-ERW-Full-Set-Rev\(rcd 7-02-2025\)](#)
[Letter-7-2-25-from-Colliers-Waystone\(rcd 7-02-2025\)](#)
[Engineering-Review-No-2-Sept-2-2025 \(rcd 9-2-25\)](#)
[ZB-24-15-Planning-Review-Rev-1--September-2-2025 \(rcd 9-2-25\)](#)
[VERIFICATION-OF-TAX-AND-SWERE-CHARGES-PAID \(rcd 9-4-2025\)](#)

ADJOURNMENT

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE
*THURSDAY, SEPTEMBER 18, 2025, AT 8:00 PM.*****