



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

September 18, 2025

8:00 P.M.

Will be held virtually

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/87816090915?pwd=1aHSS7flgwnB32rUBC03SaNmsbO08E.1>

Webinar ID: 878 1609 0915; Passcode: 726979; 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: October 16, 2025 (Regular Meeting)
 October 23, 2025 (Special Meeting)
 October 30, 2025 (Special Meeting) (Tentative)
 November 20, 2025 (Regular Meeting)
- A Special Meeting for application **ZB-22-13 MPB Realty (470 Eagle Rock Avenue)** is scheduled for **Thursday, October 23, 2025, at 8:00 PM.**
- A Special Meeting for application **ZB-24-12 – LS SB Canterbury/Zinnia Health (33 Mount Pleasant Avenue)** is being considered for **Thursday, October 30, 2025, at 8:00 PM.**

F. SWEARING IN

- Township Professional(s).

G. APPLICATIONS

- 1.) ZB-24-11 Wonder 481 Eagle Rock Avenue** **(Carried from 7/17/2025)**
Block: 152.01; Lot: 1445.01; Zone: B2;
481 Eagle Rock Avenue
Application seeking D Variances, Interpretation, with Major/Final Site Plan Approval
Deemed Complete 10/8/24

THIS APPLICATION HAS BEEN WITHDRAWN
[Letter-to-Diana-Chandler-Re-Withdrawal75039991 \(rcd 9-17-2025\)](#)

- (Carried from 7/17/2025)**
- 2.) 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.

THIS APPLICATION WILL BE THE SUBJECT OF A REPORT FROM
COUNSEL WITH NO TESTIMONY OR EVIDENCE BEING OFFERED.

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

3.) ZB-22-13 MPB Realty (470 Eagle Rock Avenue) (Carried from 7/31/2025)

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](#)
[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 \(Dated & Rcd 3-17-2025\)](#)
[Ltr-From-Hudson-Essex-Passaic-Soil-Conservation-District-re-MPB-Realty-Popeyes-and-IHOP-Restaurant-Dated-3-5-2025---Rcd-5-2-2025](#)
[8-5-2025-Email-SWarner-to-B-Wine-re-variances](#)
[2025-09-08-Township-Resubmission-Letter \(rcd 9-8-25\)](#)

[2025-09-05-Justifications-Memo_470-Eagle-Rock-AvenueWO_Rev_\(rcd 9-8-25\)](#)
[2025-08-22---Site-Plan---Rev-3_\(rcd 9-8-25\)](#)
[CME 25-09-11-Memorandum \(rcd 9-11-2025\)](#)
[25-09-12-MPB-Realty---Planning-Review-3 \(rcd 9-12-2025\)](#)

4.) ZB-24-12 – LS SB Canterbury/Zinnia Health (Carried from 7/31/2025)

33 Mount Pleasant Avenue

Block: 88; Lot: 26

Application for Appeal of Action of Zoning Officer and D Variance

[NO TESTIMONY OR EVIDENCE TO BE PRESENTED - 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-fm 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 rqt fm 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](#)

6.) 5.) ZB-24-15 Waystone Realty LLC (Carried from September 4, 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.

[NO TESTIMONY OR EVIDENCE TO BE PRESENTED – Applicant’s Request for a Special Meeting or Rescheduling to be Discussed.]

[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](#)
[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-SEWER-CHARGES-PAID \(rcd 9-4-2025\)](#)

6.) **ZB-25-02 Montclair Stables LLC**

**Block: 152.02; Lot:176,179, & 186 ; Zone: R-1, R-5, B-5,
12-22 Woodland Avenue**

Preliminary and Final Site Plan with C and D Variances

[12-22-Woodland-Ave---ZB-25-2---Request-for-Information-Memo---February-28-2025](#)

[12-22-Woodland-Ave-ZB-25-2-Planning-Review---April-1-2025](#)

[Application](#)

[25-04-03---CME-Review-1](#)

[Montclair-Stables-Operating-Narrative-REVISED](#)

[WO-ZBA-Application---Montclair-Stables-LLC-](#)

[ZB-04-34--12-22-Woodland-Ave--RL-Stables_Redacted](#)

[Application-rev1](#)

[Cover-Letter](#)

[12-Woodland-24x36](#)

[12-Woodland-24x36-2](#)

[MONTCLAIR-STABLES-APPLICATION-PLAN-SET](#)

[2025-02-05_Planning-Report](#)

[Montclair-Stables-BLA-20241227-TRP-Set](#)

[MONTCLAIR-STABLES-EARTHWORK-PLANS](#)

[MONTCLAIR-STABLES-DRAINAGE-AREAS-PLANS](#)

[Montclair-Stables-Drainage-Report-1-10-25](#)

[Montclair-Stables-Corp-Filing](#)

[Montclair-Stables-LLC-verification-of-taxes-paid](#)

[Application](#)

[Montclair-Stables---Listing-of-Variances-for-Application](#)

[Stables---200-ft-List--Map](#)
[Bosenberg-Landscaping-Response-9525 \(rcd 9-8-2025\)](#)
[Cut-and-Fill-Plan \(rcd 9-8-2025\)](#)
[Drainage-Report-and-Supplement-82625 \(rcd 9-8-2025\)](#)
[Montclair-Stables---Ltr-on-SPRAB-report-9525v1 \(rcd 9-8-2025\)](#)
[Montclair-Stables-Lighting-Catalog-Cuts \(rcd 9-8-2025\)](#)
[Montclair-Stables-verification-of-taxes \(rcd 9-8-2025\)](#)
[Site-Plan-Revisions-82525 \(rcd 9-8-2025\)](#)
[Steep-Slopes-Report-82625 \(rcd 9-8-2025\)](#)
[Stonefield-Planning-Response-9525 \(rcd 9-8-2025\)](#)
[Proof-of-Publication \(rcd 9-8-2025\)](#)
[Montclair-Stables---Newspaper-Notice-9425 \(rcd 9-8-2025\)](#)
[Affidavit of Service & Notice \(rcd 9-8-2025\)](#)
[Montclair-Stables---200-ft-list-82925 \(rcd 9-8-2025\)](#)
[Certified Mail Receipts \(rcd 9-8-2025\)](#)
[12-22-Woodland-Ave-ZB-25-2-Planning-Review-Rev-1--September-11-2025 \(rcd 9-12-2025\)](#)

J. ADJOURNMENT

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE
*THURSDAY, October 16, 2025, AT 8:00 PM.*****