

**MINUTES  
TOWNSHIP OF WEST ORANGE  
ZONING BOARD OF ADJUSTMENT SPECIAL MEETING  
September 4, 2025  
8:00 P.M.**

The West Orange Zoning Board of Adjustment held a special meeting on September 4, 2025, commencing at 8:00 PM utilizing the virtual Zoom platform.

Chairperson Philip 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 Philip D. Neuer asked everyone to stand for the Pledge of Allegiance.

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

**ROLL CALL**

Present: Tal Ben-Zvi, Laurence Cohen,  
Todd Dubovy, Robin Miller,  
Irv Schwarzbaum, Brent D. Scott,  
William Michael Barbee,  
Michael Dannemiller,  
Philip D. Neuer  
Absent: Marc Sussman (excused), Alice Weiss (excused)  
Also Present: Alexander Fisher, Esq., Board Attorney  
Diana L. Chandler, Board Secretary  
George Wheatle Williams, Consulting Planner for the Township

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

**ANNOUNCEMENTS**

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

**SWEARING IN**

- Township Professionals Mr. Philip Scott (Consulting Engineer) and Mr. Erik DeLine (Consulting Planner) were sworn under oath

## **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.**

## **PRESENTATION**

- Ms. Priscilla Triolo, Esq. entered the record on behalf of her client, Waystone Realty LLC. Mr. Warner confirmed the jurisdiction of the Zoning Board and noticing of this application being sufficient. Ms. Triolo described the unique circumstances for the layout of the proposed site and how it will be managed.
- Mr. Richard Cohn was sworn under oath and started his testimony by showing a video of son, Jordan interacting with horses (**Exhibit A1**).
  - o **Exhibit A2:** Google Earth Image (Compost Location with manure management)
  - o **Exhibit A3:** Colorized Version of Landscape Plan with an explanation of conditions
  - o **Exhibit A4:** Conceptual Site Plan (Colorized)
  - o **Exhibit A5:** Three (3) bin compost system to alleviate the odor of the manure.
- Mr. Cohn confirmed that this is not a business and is strictly for the benefit of his son, Jordan.

## **BOARD QUESTIONS**

- W.M. Barbee asked for confirmation on who lives on what site. Mr. Cohn said that 40 Eagle Ridge Way is where Jordan and his parents reside, 41 Eagle Ridge Way is where his brother Gavin resides and 42 Eagle Ridge Way would be connected to the barn that we are currently speaking about.
- L. Cohen asked about the types of trees on the site (Japanese Holly versus American Holly). Mr. Cohn said that he like to defer to the Landscape Architect. Mr. Cohen asked about the size of the trees near Route 280 planted. Mr. Cohn said that they are "L" shaped, but if more room was allowed, he would be willing to agree.
- Chairperson Neuer suggested that all pesticides be organic. Mr. Cohn said that it would be more money, but they are willing to spend it.
- I. Schwarzbaum asked about the distance between 40 Eagle Ridge Way and 41 Eagle Ridge Way. Mr. Cohn said they're mere 500 feet away from each other.
- B. D. Scott wanted it stated for the record that he and Mr. Cohn know each other but have not discussed the project. Mr. Cohn confirmed as such so there is no conflict of interest.
- T. Ben-Zvi questioned the consistency of the paperwork because of the names of the LLCs. Mr. Cohn said that there are separate LLCs with trusts associated for each.
- T. Dubovy asked if there will ever be other horses boarded there. Mr. Cohn said that there will be no public horses on site.

## **BOARD ATTORNEY**

- Mr. Warner explained that conditions proposed are not necessarily agreed.
- Mr. Warner confirmed the limit on the number of horses to three (3) owned by Waystone LLC. Three (3) for the family and one (1) for the manager would bring a maximum of four (4) on site.
- Deed restriction between the properties and

**NO PROFESSIONALS QUESTIONS**  
**NO PUBLIC QUESTIONS**

**PRESENTATION**

- Deborah Cerbone Tood, Landscape Architect was sworn under oath and credentials in the field of Landscape Architecture with Equestrian Site Plans were accepted by the Board.
- Mr. Warner confirmed that Ms. Cerbone Todd is not a Civil Engineer. She confirmed as requested.
- Exhibit A-6 of the Collier Plans and explained that the main idea of the design was to provide the necessary services for Jordan. The site needs to have:
  - o Universal capabilities for all of the horses
  - o Elopement prevention
  - o Manure removal and treatment
  - o Plantings with sustainable practices such as: Solar Panels, Rain water, and Pervious Pavers
  - o Trees selected for the safety of the horses

***Break 9:40 PM - 9:50 PM***

***Upon return from break, Chairperson Neuer confirmed the presence of a quorum.***

**BOARD QUESTIONS**

- T. Ben-Zvi asked if there is enough space for the horses. Ms. Cerbone Todd said yes.
- I. Schwarzbaum asked if the living quarters above are necessary. Ms. Cerbone Todd asked for that question to be directed to a different professional.
- L. Cohen asked if there is space to self-regulate
- Chairperson Neuer asked what the composition of the bins will be made of. Ms. Cerbone Todd said they would be made of concrete. Chairperson Neuer asked if Ms. Cerbone Todd had ever been on site. She answered in the affirmative. Chairperson asked about the reason of elopement. Ms. Cerbone Todd said it is set up as a safety factor

**PROFESSIONALS QUESTIONS**

- E. Deline asked if Ms Cerbone-Todd is familiar with the preferential planning list. Ms. Cerbone Todd answered that she is familiar with it and addressed the concerns after the Site Plan Review Advisory Board (SPRAB) meeting.
- No Questions from Mr. Phil Scott
- No Questions from Mr. Warner

**PUBLIC QUESTIONS**

- Brian Sterling (24 Eagle Ridge Way) asked about the capacity of manure for this site. Ms. Cerbone Todd said that there is about 50 pounds of manure per day.

### **PRESENTATION**

- Ms. Karen Brittle, Therapeutic Riding Expert entered the record. Her credentials were given (PATH certification in good standing) and accepted.
- Ms. Brittle explained that the closest site to provide services like the proposed for Jordan is over 60 minutes away.

### **BOARD QUESTIONS**

- W.M. Barbee asked if the horses are a liability with injury and self injury possibly being possible. Ms. Brittle said that anything is possible, but does not believe if observed properly, there would issues.

### **NO PROFESSIONALS QUESTIONS**

### **NO PUBLIC QUESTIONS**

*No redirect from Ms. Triolo.*

*It was at this time that Chairperson announced that he was going to carry this application (ZB-24-15 Waystone Realty/ 42 Eagle Ridge Way) with preservation of notice to the September 18, 2025, Regular Meeting for the intention of scheduling a Special Meeting or carrying to a different Regular Meeting. Ms. Triolo also agreed to an extension of the statutory time for this application.*

Chairperson Neuer adjourned the meeting at 10:57 PM

Adopted: 10/16/2025

  
Diana L. Chandler, Secretary