

**MINUTES  
TOWNSHIP OF WEST ORANGE  
ZONING BOARD OF ADJUSTMENT SPECIAL MEETING  
October 9, 2025  
4:30 P.M.**

The West Orange Zoning Board of Adjustment held a special meeting on October 9, 2025, commencing at 4:30 PM utilizing the virtual Zoom platform.

Chairperson Philip D. Neuer called the meeting to order at approximately 4:30 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: William Michael Barbee, Tal Ben-Zvi,  
Laurence Cohen, Michael Dannemiller (4:37 PM Arrival),  
Todd Dubovy, Robin Miller,  
Philip D. Neuer, Irv Schwarzbaum,  
Marc Sussman, Alice Weiss (4:52 Arrival)  
Absent: Brent D. Scott (Excused)  
Also Present: Steven K. Warner, Esq., Board Attorney  
Diana L. Chandler, Board Secretary

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

**ANNOUNCEMENTS**

- Future Meetings:
  - October 16, 2025 (Regular Meeting)
  - October 23, 2025 (Special Meeting)
  - October 30, 2025 (Special Meeting)
  - November 20, 2025 (Regular Meeting)
  - December 18, 2025 (Regular Meeting)

**RESOLUTION APPOINTING THE FIRM CME ASSOCIATES AS CONSULTING PLANNERS TO THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WEST ORANGE FROM OCTOBER 10, 2025, TO DECEMBER 31, 2025**

- [Resolution of Appointment from October 10, 2025 to December 31, 2025](#)

• **PRESENTATION**

- Chairperson wanted noted for the record of the stellar service of Nishuane Group with Mr. George Wheatle Williams had provided to the Zoning Board of

Adjustment and gave an update that they have decided to not work with The Township of West Orange any longer.

- Chairperson stated that Mr. Christopher Dochney of CME Associates is already serving as the Consultant Planner for the ZB-22-13 MPB Realty LLC (470 Eagle Rock Avenue) application, so he is already aware of our procedures etc.
- Chairperson Neuer said that there appears to be a proposal with Town Council for a Full Time Planner, so this Resolution is only until the end of 2025. However, it might need to be revisited if that does not go through.

• **BOARD QUESTIONS/DISCUSSION**

- M. Sussman asked for confirmation that it is only to the end of the calendar year. Chairperson said yes.
- R. Miller asked if Mr. Dochney's email explaining fees can be an exhibit, and that there be a list of applications generated to go with it. Ms. Miller stated that she is concerned with the discrepancy in fees in contrast to the Planning Board because of their hourly rate being significantly less. She asked if the fees can be split. Chairperson said no because the Zoning Board's scope of review is different because of needing reviews of D Variances.
- T. Ben-Zvi asked why Mavis is singled out. Chairperson Neuer said that it is because each has been reviewed with a capped rate and the Mavis application will be starting from scratch.
- L. Cohen asked if there's a possibility of the rates coming down. Chairperson said that he can be persuasive but cannot guarantee anything.
- M. Dannemiller said that if you lower the amount of money per hour, you get a lower ranked, less experienced staff member, and more times than not, a higher rate with more experience will mean less hours.
- M. Sussman said that based on his experience, \$150 per hour is a rock bottom rate with a range of \$150-\$200 for private sector Planners.

**Motion to Adopt: Chairperson Neuer**

**Second: I. Schwarzbaum**

|                      |   |                   |   |
|----------------------|---|-------------------|---|
| Barbee:              | Y | Schwarzbaum:      | Y |
| Ben-Zvi (Alt. 3):    | Y | Scott:            | - |
| Cohen:               | Y | Sussman (Alt. 1): | Y |
| Dannemiller (Alt. 2) | Y | Weiss:            | - |
| Dubovy (Alt. 4):     | - | Neuer:            | Y |
| Miller:              | Y |                   |   |

Chairperson Neuer adjourned the meeting at 4:54 PM

Adopted: 10/16/2025

  
Diana L. Chandler, Secretary