



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

Department of Planning and Development

SUSAN McCARTNEY
Mayor

DIANA L. CHANDLER
Zoning Board Secretary

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Philip D. Neuer, Chairperson
Brent D. Scott, Vice-Chairperson
William Michael Barbee
Laurence Cohen
Robin Miller
Irv Schwarzbau
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
CME Associates, 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

November 20, 2025 at 8:00 P.M.

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/82061172499?pwd=ijCLM88xL0CXd98dzJoIZyCkiujX79.1>

Passcode: 106677

Join via audio:

+1 646 558 8656 US (New York)

Webinar ID: 820 6117 2499

Passcode: 106677

(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: December 4, 2025 (Special Meeting)
December 18, 2025 (Regular Meeting)
- ZB-25-01 – Taharally (79 Lessing Road) has been withdrawn.
[Coluna-Letter-Head---WD-rcd-10-24-25](#)

F. SWEARING IN

- Township Professional(s).

G. MINUTES

- October 16, 2025 (Regular Meeting)
- October 23, 2025 (Special Meeting)

H. RESOLUTIONS

- Adopt 2026 Meeting Schedule
[2026-ZB-Meeting-Dates](#)
[BOA-2026--Resolution-Adopting-Meeting-Calendar \(rcd 11-18-2025\)](#)

I. APPLICATIONS

1.) ZB-22-13 MPB Realty (470 Eagle Rock Avenue) (Carried from 10/23/2025)
Block: 153; Lot:38; Zone:B-2
470 Eagle Rock Avenue
Preliminary & Final Major Site Plan
*[Application only appearing with preservation of notice to schedule to another meeting.
No testimony provided/nor a vote on this application tonight.]*
[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](#)
[24-12-10-MPB-Realty---SPRAB-Report](#)
[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](#)
[2025-10-08-Acoustic-Supplemental-Memo \(rcd 10-10-2025\)](#)
[2025-10-08-Township-Resubmission-Letter \(rcd 10-10-2025\)](#)
[Sustainability-Checklist \(rcd 10-10-2025\)](#)
[23-0099-PB-2-CONCEPT-PB-RF-ss \(rcd 10-10-2025\)](#)
[ZB-22-13-MPB-Realty-470-Eagle-Rock-Avenue---SP-Mtg-10-23-2025-Noticing-rcd-10-16-25](#)
[25-10-16-Memorandum-Engineering---rcd-10-17-2025](#)
[25-10-20-MPB-Realty---Planning-Review-4 \(r'cd 10-20-2025\)](#)

2.) ZB-24-17 Pardo Development Group Inc. (Carried from 8/21/2025)
104 Winding Way
Block: 46.01; Lot: 33
Application for C Variance

[Boundary-and-Topographic-Survey---104-Winding-Way](#)
[CME-25-02-13---Review-1](#)
[Cover-Letter---104-Winding-Way](#)
[Ownership-Disclosure---104-Winding-Way](#)
[104-Winding-Way---ZB-24-17---Completeness-Memo---January-28-2025](#)
[104-Winding-Way---ZB-24-17---Planning-Review-REV1--April-7-2025](#)
[Proof-of-Taxes-Paid---104-Winding-Way](#)
[Variance-Plan---104-Winding-Way---R1](#)
[Zoning-Board-Application---104-Winding-Way](#)
[Supplemental-Statement---104-Winding-Way](#)
[Tree-Removal-and-Replacement-Application---104-Winding-Way](#)
[Noticing-Docs-dated-5-20-2025-and-rcd-6-2-2025](#)
[Affidavit-of-Publication](#)
[2020-014-Pardo-Development-West-Orange-NJ---20241030---Board-Submission \(rcd 6-11-25\)](#)
[Letter-to-CRE-Review \(rcd 11-7-2025\)](#)
[Resubmission-Cover-Letter-11625 \(rcd 11-7-2025\)](#)
[104-Winding-Way-Tree-Survey-Table-Plot \(rcd 11-7-2025\)](#)
[20251104---104-Winding-Way-Variance-Plan---R2 \(11-7-2025\)](#)
[Prior-Resolution-of-Denial \(rcd 11-10-2025\)](#)
[Resubmission-Cover-Letter-11725 \(rcd 11-10-2025\)](#)
[ZB-24-17 Pardo \(104 Winding Way\) - Forester Memorandum Dated 11-13-25 \(rcd 11-14-2025\)](#)
[11-13-2025-Email-from-PSules-re-Forester-Memo-rcd-11-14-2025](#)
[11-14-2025 Pardo---CME-Planning-Review-1 \(rcd 11-17-2025\)](#)
[11-17-2025-Engineering-Review-2 \(rcd 11-18-2025\)](#)

(Carried from 10/16/2025)

3.) 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.

[No testimony provided/nor a vote on this application tonight.]

[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 \(rcd 2-10-2025\)](#)
[Proof-of-Publication-and-Mail-w-Exhibits---PSEG-325-Mt-Pleasant-Ave \(rcd 11-10-25\)](#)
[11-12-2025-Email-From-B-Feeney-West-Orange-Historical-Preservation-Society-received-11-14-2025](#)
[PSEG-North-Central-Reliability-Project-mentioned-in-B-Feeney-email-rcd-11-14-2025](#)
[11-14-2025 Memo-to-Zoning-Board- from West Orange Historic Preservation Commission \(rcd 11-14-2025\)](#)

J. ADJOURNMENT

***THE NEXT SPECIAL ZONING BOARD MEETING WILL BE THURSDAY,
DECEMBER 4, 2025, AT 8:00 PM.***

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