

MINUTES
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT REGULAR MEETING
October 16, 2025
8:00 P.M.

The West Orange Zoning Board of Adjustment held a regular meeting on October 16, 2025, commencing at 8:00 PM utilizing the virtual Zoom platform.

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

Alexander Fisher, Esq., Board Attorney, read the opening statement.

ROLL CALL

Present: William Michael Barbee, Laurence Cohen,
Michael Dannemiller, Todd Dubovy, Robin Miller,
Philip D. Neuer, Irv Schwarzbaum (8:23 Arrival),
Marc Sussman, Alice Weiss

Absent: Tal Ben-Zvi (excused), Brent D. Scott (excused)

Also Present: Alexander Fisher, Esq., Board Attorney
Diana L. Chandler, Board Secretary
John Hess, Consulting Engineer
Christopher Dochney, Consulting Planner

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

ANNOUNCEMENTS

- Future Meetings: October 23, 2025 (Special Meeting)
November 20, 2025 (Regular Meeting)
December 18, 2025 (Regular Meeting)
- Chairperson Neuer announced that **ZB-24-16 Northfield Ave Realty (81 Northfield Avenue)** is being withdrawn without prejudice.
[Northfield-Ave-Realty-Assoc---81-Northfield---Amended-Land-Use-App---Letter-Requesting-Rescheduling-of-Hearing- \(rcd 10-6-25\)](#)
- Chairperson Neuer announced that **ZB-24-12 LS Canterbury/Zinnia (33 Mount Pleasant Avenue)** has been withdrawn.
[9-29-25 Ltr-from W. Sullivan Esq to P-Neuer-92925 \(rcd 9-25-25\)](#)
- Chairperson Neuer reminded the Board Members of their Storm Water obligation and that they must have the signed form returned to the Board Secretary at the latest by December 2, 2025.

SWEARING IN

- Professionals, Mr. Christopher Dochney (Consulting Planner), Mr. John Hess (Consulting Engineer), were sworn under oath.

MINUTES

- **July 17, 2025, Regular Meeting**

Motion: Chairperson Neuer

Second: R. Miller

Barbee:	Y	Schwarzbaum:	-
Ben-Zvi (Alt.):	-	Scott:	-
Cohen:	Y	Sussman (Alt.):	Y
Dannemiller (Alt.):	Y	Weiss:	-
Dubovy (Alt.):	Y	Neuer:	Y
Miller:	Y		

- **July 31, 2025, Special Meeting**

Motion: Chairperson Neuer

Second: L. Cohen

Barbee:	Y	Schwarzbaum:	-
Ben-Zvi (Alt.):	-	Scott:	-
Cohen:	Y	Sussman (Alt.):	Y
Dannemiller (Alt.):	-	Weiss:	-
Dubovy (Alt.):	Y	Neuer:	Y
Miller:	Y		

- **August 21, 2025, Regular Meeting**

Motion: Chairperson Neuer

Second: R. Miller

Barbee:	Y	Schwarzbaum:	-
Ben-Zvi (Alt.):	-	Scott:	-
Cohen:	Y	Sussman (Alt.):	Y
Dannemiller (Alt.):	Y	Weiss:	-
Dubovy (Alt.):	Y	Neuer:	Y
Miller:	Y		

- September 4, 2025, Special Meeting

Motion: Chairperson Neuer

Second: W.M. Barbee

Barbee:	Y	Schwarzbaum:	-
Ben-Zvi (Alt.):	-	Scott:	-
Cohen:	Y	Sussman (Alt.):	-
Dannemiller (Alt.):	Y	Weiss:	-
Dubovy (Alt.):	Y	Neuer:	Y
Miller:	Y		

- September 18, 2025, Regular Meeting

Motion: Chairperson Neuer

Second: T. Dubovy

Barbee:	Y	Schwarzbaum:	-
Ben-Zvi (Alt.):	-	Scott:	-
Cohen:	Y	Sussman (Alt.):	Y
Dannemiller (Alt.):	Y	Weiss:	Y
Dubovy (Alt.):	Y	Neuer:	Y
Miller:			

- October 9, 2025, Special Meeting

Motion: Chairperson Neuer

Second: W.M. Barbee

Barbee:	Y	Schwarzbaum:	-
Ben-Zvi (Alt.):	-	Scott:	-
Cohen:	Y	Sussman (Alt.):	Y
Dannemiller (Alt.):	Y	Weiss:	-
Dubovy (Alt.):	Y	Neuer:	Y
Miller:	Y		

RESOLUTIONS

- **ZB-25-03 Klein** (Approved August 21, 2025)

7 Himsl Court

Block:167.01; Lot:13; Zone: R-3 AH

Application seeking "c" variance for construction of new deck was approved with conditions at the August 21, 2025, Regular Meeting.

[Confirmation of Taxes \(rcd 9-2-2025\)](#)

Motion: Chairperson Neuer

Second: W.M. Barbee

Barbee:	Y	Schwarzbaum:	-
Ben-Zvi (Alt.):	-	Scott:	-
Cohen:	Y	Sussman (Alt.):	Y
Dannemiller (Alt.):	Y	Weiss:	-
Dubovy (Alt.):	Y	Neuer:	Y
Miller:	Y		

APPLICATIONS:

(Carried from 9/18/2025)

1.)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.

PRESENTATION

- Ms. Jennifer Porter, Esq., entered the record on behalf of client Public Service Electric and Gas Company along with Mr. James Turteltaub, Esq., attorney for the objector, Kevin Malanga. Ms. Porter said that discussions on both sides have occurred but that they do need to continue to come to an agreement. It was requested by both (Ms. Porter and Mr. Turteltaub) for this application to be carried to the November 20, 2025, Regular Meeting with a tentative Special Meeting to be scheduled for December 4, 2025 if not concluded.

It was at this time, Chairperson Neuer announced that application ZB-24-06 Public Service Electric and Gas Company (325 Mount Pleasant Avenue) being carried with preservation of notice to the November 20, 2025, Regular Meeting.

- 2.) **ZB-24-15 Waystone Realty LLC** (Carried from September 18, 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, and requested a Special Meeting but was carried to the December 18, 2025, Regular Meeting with preservation of notice.

It was at this time, Chairperson Neuer announced that application ZB-24-15 Waystone Realty LLC (42 Eagle Ridge Way) is being carried with preservation of notice to the December 18, 2025, Regular Meeting.

- 3.) **ZB-25-02 Montclair Stables LLC** (Carried from September 18, 2025)
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

PRESENTATION

- Mr. Gerald Friend, Esq. entered the record on behalf of the applicant, Montclair Stables LLC. He proceeded to give a brief overview of the application.
- Mr. Friend presented for testimonial purposes, Applicant, Romain Martell. He was sworn under oath and confirmed that he is the current owner of Montclair Stables LLC. Some advancements that he has made since ownership was transferred are:
 - the reduction in stalls to give horses more space and comfort.
 - at present, the site is not open to the public.
 - staff begins shift at 7:00 AM and ends at 6:00 PM.
 - Riding area expansion to provide greater size surface for horses with sand

BOARD QUESTIONS

- Chairperson Neuer asked if the usage for this property is for public or the horses. Mr. Martell said that it is currently like a riding academy but no lessons with an open door policy like the previous owners; appointments must be made.
- Chairperson Neuer asked who owns the horses. Mr. Martell said that it depends on the situations. Horses are owned by the clients and by the owners.
- L. Cohen asked for clarification regarding trailers turning on like a one way and if there's a traffic presentation. Mr. Martell said that he believes that utilizing the property this way, reduces traffic. Mr. Cohen followed this with asking due to the speed that people take the turns, maybe a traffic light should be necessary. Mr. Martell said that is not up to him. Mr. Cohen asked if he thinks this application site will remain clean. Mr. Martell said that he foresees it just getting better with time.
- A. Weiss suggested bifurcating this application because of the variances and need in a Traffic Report. Chairperson Neuer thanked her for the suggestion. Mrs. Weiss asked if this site is mainly for competition horses. Mr. Martell said yes and that it is for show jumping with competitions.
- R. Miller asked if the complex closes at 8:00 PM, is anyone on site for 24 hours a day? Mr. Martell said no. She followed this question by asking if the horses are left

alone from 8:00 PM – 7:00 AM. Mr. Martell said that they have people checking in on the horses overnight on a periodic basis.

- I. Schwarzbaum asked for more of an explanation of “Private vs Public”. Mr. Martell said that it is not like a club; it is more like a private training facility. Mr. Schwarzbaum asked for the number of horses in the stables. Mr. Martell said that there are 60.
- M. Sussman
- T. Dubovy asked that since there are a maximum of 60 horses during the day, how many courses are there to be used at the same time. Mr. Martell said that it’s possible for all 60 to be used.
- T. Dubovy asked for a description of the regular comings and goings from the site with the horses in tow. Mr. Martell said that he would not be able to give that information because they travel depending on the season (competition) and situation.

PROFESSIONALS QUESTIONS

- John Hess asked for clarification of trailers on site looping to Woodland Avenue to be on the Site Plan because they are listed only as a one way to Nicholas Avenue and it is not reflected on the plans. Mr. Martell said that changes will be made to the plans.
- Mr. Hess asked about the right away of the gating and whether the Town Council has been involved with this at all. Mr. Martell said to his knowledge that they have not. Mr. Hess rebutted that this is something that his attorney should be looking into to

PUBLIC QUESTIONS

- Ms. Rachel Klein (13 Howell Drive) asked if the gate off the road can be made into a public walk towards Eagle Rock Avenue. Mr. Martell said that presently there is enough space to access with section of the fence open for a person, not a horse.
- Ms. Klein asked if the steep incline that the trailers will remain the same, or will it be modified. Mr. Martell said that there is no anticipated change.

PRESENTATION

- Mr. Robert Cunningham, Engineer, was sworn under oath, credentials were received and approved as a Professional Planner.
- Mr. Cunningham presented Site Plan Improvements for Montclair Stables (August 25, 2025 Revision Date)
- Mr. Cunningham explained the existing conditions (January 2025) with the amount of trees needing to be removed.
- Mr. Cunningham referenced a demolished building and a gazebo proposed to be also demolished with a removal of existing riding range as well.
- Mr. Cunningham said that there would be no modifications to the footprint of the property
- Mr. Cunningham presented the Southeastern Site Plan (August 25, 2025 Revision Date) to display the development, turn lawn access, and discuss the manure management process.
- Mr. Cunningham addressed the April 3, 2025, Memo from Consultant Engineer, John Hess (CME Associates).
 - Checklist
 - Approvals/permits lists
 - Variances list
 - Contours with a request for relief which was granted
 - Waste Management where Mr. Cunningham described how it is being handled

- Certificate of Occupancy to which Mr. Hess said that it could be a condition.
- Hours of Operation
- No parking standards.
- Details would need to be added to the plans.
- Electric Vehicle parking
- Geotechnical analysis with a percentage of disturbances and reasons
- Southeastern turning axels
- Consolidating lots
- Maintenance Plans
- Tree Removal/ Replacement permit needs to be added to the plans

Break 9:38PM - 9:48 PM

Upon return from the break, Chairperson confirmed the presence of a quorum and made an announcement about the Resolution adopted at the October 9, 2025, Special Meeting. As per John Hess of CME Associates, has agreed to reduce their planning fees.

BOARD QUESTIONS

- Chairperson Neuer stated his concern because of the outdated plan and unsure how to approve without the governing body (Town Council) giving their approval. He proposed that this application should carry to another meeting until discussed with the governing body (Town Council). In response to this, A. Weiss asked if this application can be continued with variances in regards to the fence as an example.
- Chairperson Neuer referenced the Planner's Report (Dated September 11, 2025) from Nishuane to be addressed. Mr. Cunningham said that there is a green line with five (5) feet privacy fence and gate. He also added that the gate has not been designed yet, but will remain continuous. Chairperson asked if the gate went straight in. Mr. Cunningham said yes.
- Robin Miller asked why the need for privacy fence. Mr. Cunningham said that it was a request from owner. He believed that it was related to the houses. Mr. Marteau (owner) chimed in that it is being proposed to relieve the horses from being spooked by the traffic. R. Miller asked what the materials of the fence are made out of. Mr. Cunningham said that has not been determined at this time.
- Laurence Cohen asked if the parking lot presently has enough room. Mr. Cunningham said that there is more space available than aware of. L. Cohen followed up by asking if there is room for overflow. Mr. Cunningham said that he is unaware of the actual number of guests this property actually gets but there is street parking available.

PROFESSIONALS QUESTIONS

- Mr. Dochney asked details of the privacy fence. Mr. Cunningham said that eventually he would be able to provide.
- Mr. Dochney asked if the ring with its low walls and fence would be on top or at grade. Mr. Cunningham said they would be at grade
- No Questions from Mr. Hess.

PUBLIC QUESTIONS

- Mr. Eric Chen (25 Cannon St) asked if he thinks the parking will end up being reduced and if an overflow will exist. Mr. Cunningham said that he cannot foresee it.

It was at this time that Chairperson Neuer announced that application ZB-25-02 Montclair Stables (12-22 Woodland Avenue) being carried with preservation of notice to the December

18, 2025, Regular Meeting to bring a status report from the governing body and in regards to Nicholas Avenue.

Chairperson Neuer adjourned the meeting at 10:45 PM.

Adopted:

A handwritten signature in cursive script that reads "Diana L. Chandler". The signature is written in dark ink and is positioned above the printed name.

Diana L. Chandler, Secretary