
**MINUTES
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT REGULAR MEETING
December 18, 2025
8:00 P.M.**

The West Orange Zoning Board of Adjustment held a regular meeting on December 18, 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. Alexander Fisher, Esq., Board Attorney, read the opening statement.

ROLL CALL

Present: Tal Ben-Zvi, Laurence Cohen,
Michael Dannemiller,
Todd Dubovy, Robin Miller,
Philip D. Neuer, Irv Schwarzbaum, Brent D. Scott
Marc Sussman,
Absent: William Michael Barbee, Alice Weiss
Also Present: Alexander Fisher, Esq., Board Attorney
Diana L. Chandler, Board Secretary
Ryan MacNeil, Consultant Engineer
Christopher Dochney, Consultant Planner

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

ANNOUNCEMENTS

- Future Meetings: January 15, 2026 (Regular Meeting)
February 19, 2026 (Regular Meeting)

SWEARING IN

- Township Professional(s).

MINUTES

- November 20, 2025 (Regular Meeting)

Motion: Chairperson Neuer

Second: R. Miller

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

APPLICATIONS

- 1.) **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. Joseph Wenzel, Esq., entered the record on behalf of his applicant, Montclair Stables LLC. Discussion was made regarding the rescheduling of this application to a future meeting. Chairperson and Mr. Wenzel agreed that this application would be carried with preservation of notice to the February 19, 2026, Regular Meeting.

- 2.) **ZB-22-13 MPB Realty** (Carried from November 20, 2025)
Block: 153; Lot: 38; Zone: B-2
470 Eagle Rock Avenue
Preliminary & Final Major Site Plan

PRESENTATION

- Ms. Danielle Kinback, Esq., entered the record on behalf of her applicant MPB Realty LLC. Discussion was held regarding scheduling this application for a special meeting in January. Chairperson and Ms. Kinback agreed to circulate Thursday, January 22, 2026 as the potential date. It was agreed upon by the Board to set the Special Meeting. Chairperson Neuer then announced that this application would be carried with preservation of notice to the January 22, 2026, Special Meeting.

- 3.) **ZB-25-06 Neil**
Block: 46.02; Lot: 10; Zone: R-5
13 Lowell Avenue
Variances to construct a new front porch on an existing two and one half story home

PRESENTATION

- Mr. John Ginocchio, Architect and Ms. Patricia Neil, Owner/Applicant entered the record, and were sworn under oath. Mr. Ginocchio was qualified as an expert

witness in the field of architecture. He then explained in detail what the application intends to become.

- Construct a front porch addition to the existing home. The porch will be an “L” shape wrapping around the existing entryway of the house, occupying approximately 155 square feet in area in front of the building from the garage to the edge of the house. Existing concrete steps in front of the entrance will be removed to accommodate the proposed porch.
- There are two existing non-conforming conditions at the Property. The minimum lot area required in the R-5 zone is 10,000 square feet, whereas 7,500 square feet is the existing lot area and no change is proposed. The minimum lot width required in the R-5 zone is 75 feet, whereas the existing lot is 50 feet wide and no change is proposed.
- Mr. Ginocchio presented **Exhibit A-1 Google Map Image of 13 Lowell Avenue** to show the existing conditions of the applicant’s property noting the need for the change in the property.
 - Featuring of the front elevation of the existing residential home. He further testified that the variance requested is for 4.33 feet into the front setback to allow for a front porch addition to the home. The resulting front setback will be 25.66 feet instead of the required 30 feet.
- Mr. Ginocchio presented A100 Sheet (dated August 4, 2025) noting the needs reflected mainly being the setbacks needing a relief of 3.33 ft.
- Mr. Ginocchio presented A200 Sheet (dated August 4, 2025) noting the side elevation of the property in question.
- Mr. Ginocchio presented a marked up survey (dated May 25, 1998) where the marking showed the proposed stoop setback being 26.19 feet from the front property line.
- Mr. Ginocchio stated that when Ms. Neil approached him for this project, they wanted the porch to create a gathering place in the front of the home for events such as Trick or Treating for Halloween, and outdoor festivities in the summer with neighbors.

BOARD QUESTIONS

- Chairperson Neuer asked if the zoning basis for the variance is for application of development of land for open space. Mr. Ginocchio said yes.
- M. Dannemiller asked if new steps were to be built. Mr. Ginocchio said yes, two (2) of them down from the porch and those steps will be at the 25.66 feet setback.
- R. Miller asked if the trees in the front of the property were to remain. Mr. Ginocchio said yes that they would remain and that the existing entry foyer to the house would not change
- L. Cohen asked if a mud room had been considered instead of a porch. Mr. Ginocchio said that there is an existing foyer which could in a sense be considered a mudroom. The project in question is strictly covering open space.

PROFESSIONALS QUESTIONS

- No questions from R. MacNeil and C. Dochney
- Z. Carballo pointed out discrepancy in plans. Mr. Ginocchio apologized and said that they would be corrected on the Site Plans.

NO PUBLIC QUESTIONS **NO PUBLIC COMMENT**

CONDITIONS:

- The Applicant shall comply with all Federal, State, County, and Township statutes, ordinances, rules, regulations, and requirements affecting development in the Township, County, and State;
- The Applicant shall be bound by all the evidence, including documents and testimony presented by the Applicant at the Public Hearing;
- Pursuant to Sections 25-48.10(a) and 25-48.10(c), of the Ordinance, the variance relief granted by the Board and identified herein shall expire within two (2) years and one (1) day from the date of publication of a notice of the granting of such relief in either the official newspaper of the Township of West Orange or a newspaper of general circulation in the Township, unless, before the expiration of said two (2) year and one (1) day period, either (i) a building or construction permit is secured and issued or (ii) the actions authorized hereby have been taken; and
- These Conditions shall be clearly printed on the engineering drawings submitted for filing in the official records of the Board.

Motion: Chairperson Neuer

Second: M. Dannemiller

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

(Carried from 11/20/2025)

4.)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 applicant Public Service Electric and Gas Company, along with Mr. James Turteltaub, Esq. on behalf of objector (Kevin Malanga).
- Ms. Porter made a joint statement that the parties have settled their respective issues concerning PSE&G's application. As a result of that, certain design changes have been made to PSE&G's plans where PSE&G provided limited testimony explaining those changes from a civil design engineer including the following:
 - PSE&G's plans previously showed bioretention swales as part of its stormwater design. Those plans have been modified to remove those basins and to provide an underground stormwater infiltration detention

- system. This allows for an additional 44 trees to be preserved which were previously marked for removal.
- PSE&G's application to this Board was originally submitted in May of 2024, in terms of the lengthy process involved in connection with the Site Plan and use variance review. It was submitted before the Township adopted the Stormwater Ordinance amendments modeling DEP's green infrastructure requirements, and therefore opined that this application is grandfathered from the current requirements, which are contained in Chapter 25 of the Land Use Code, Section 25-29 Stormwater Controls, with respect to the use of green infrastructure as a stormwater design measure. Therefore, no further relief would be required from this Board in connection with the change to stormwater design for this application that is part of the proposed testimony, and part of the proposed agreement with the Objectors in connection. In addition to stormwater design, changes to the other design changes were made in an effort to save several other trees. PSE&G will be making a shift to the circulation path in order to save an additional tree, and tweaks were made in connection with an existing tree that was previously noted for removal, which can be saved and will be shown on plans later by the engineer, but that specific tree is no longer impacted.
 - Ms. Porter continued testimony stating that a shift in connection with one of the manhole locations will also result in the savings of one of the larger London Planes at the site. In connection with this, it can be represented that the Tree Removal Plan provided to the Board is the same plan that forms the basis of the agreement between PSE&G and Mr. Turteltaub's client (Mr. Kevin Malanga). This depicts the total number of viable existing trees on the site being reduced from 136 to 89 trees. With a total savings of 47 additional trees where the tree removal plan remains in compliance with the new Tree Ordinance, and in addition as a result of the additional trees being saved a contribution to the tree fund would no longer be required because all of the replacement trees that are being provided in addition to the ones being saved satisfy the requirements of the ordinance without further contribution being necessary
 - In response to Ms. Porter's statements, Mr. Turteltaub said that Ms. Porter did an accurate, well-done summary of the agreement. He wanted the number of trees noted to be saved through a lot of effort on all parties to make this a plan that hopefully the Board appreciates. It is the product of a lot of work to figure out the best way to save as many trees (especially the larger historical trees that have been part of the community for many years).
 - Ms. Porter provided a brief overview of the prior testimony in connection with this application due to the reasons of: passages of time, and changes in Board/Professionals' membership since the initial application was applied for.

Variances sought:

- PSE&G's application sought a 40:55D-2 Variance for the expansion of a nonconforming use, since the table of district regulations does not list public utility buildings or structures as a permitted or conditionally permitted use.
- A 40:55-70(d)(6) Height Variance for exceeding the required height by more than 10 percent because the Applicant is proposing to install six, approximately 70-foot lightning

- masts, which measure to the adjacent finished grade and some ancillary utility equipment, bus supports, and lightning finials that are over 35 feet.
- PSE&G is seeking Bulk Variances for the front and side-yard setback, lot coverage, and the fence height requirements, with a fence height limit of 6 feet. Ms. Porter explained that PSE&G is proposing a fence height of 8 feet, with the pillars being slightly higher.
 - Chairperson Neuer wanted it noted for the record that Ms. Porter's mentioned of grandfathering this application with respect to the green requirements for Stormwater Management, which was confirmed by Mr. John Hess (Consulting Engineer). He also wanted it stated for the record that any replacement trees there be a stipulation that they would be native trees. Ms. Porter said that she/her client agrees to all of Chairperson Neuer's statements.
 - Mr. Michael Blake, Civil Engineer, entered the record, was sworn under oath, and was granted a continuation to be recognized in the field of Engineering. Mr. Blake then displayed the Proposed Site Plan, Tree Removal Plan, and explained the changes made to the project in question, utilizing plans provided. (**Drawing Designation – Conceptual Grading and Drainage Plan – 792790 – Dated December 8, 2025**). With the redesign PSE&G will be able to relocate the stormwater management system by putting two (2) underground basins. The plan is to collect the stormwater from the station expansion in a shallow drainage ditch that runs along the east side of the drive path, eventually putting it into an underground pipe system that routes it to the basin. From there the stormwater will either infiltrate into the ground, or as the larger storms come through those will be routed through a pipe network and back into the existing stormwater network on Mount Pleasant Avenue. There will also be a trench drain that is on the outside of the drainage swale essentially to catch all the stormwater that is coming from the hillside.
 - Tree Removal Plan: tree preservation has increased. The three (3) trees that she spoke specifically about were trees 4084, 4135, and 4328. In addition, to them, an additional 44 trees that were saved.
 - Mr. Blake, spoke about the shift in terms of the manhole, to which tree 4135 used to have an electrical manhole located shifted farther north into a pocket area. The circle on the plans represents an approximate location of where it is.
 - Tree 4084 is in the general area where the underground detention basin will be placed. The road was also adjusted. Previously, the road was mirroring the configuration where it curved up and back into the existing station. The plan is to remove the existing driveway and return it to grass.
 - Mr. Blake testified that there currently is no plan to replace the sidewalk. The only plan would be if there were an electrical duct bank or another utility crossing the sidewalk. If the need to saw through it, the walk would replace it in kind. But in general, the existing sidewalk, the majority of it should stay as is.

BOARD QUESTIONS

- L. Cohen asked a question about the fence, brick, and the metal part. Stating that the Historic Preservation Department wanted to preserve it, and if there was any preservation of the existing bricks and metalwork, and could the addition of eight (8) feet be on top of the historic bricks and metal? Ms. Porter answered that in connection with the poor condition of the fence, PSE&G is replacing the existing fence. The age and preservation of the fence were main factors to the condition as

part of the approval, the concerns about the fencing (albeit it's a bit old and still historic in nature).

- I. Schwarzbaum asked if the swale system has been used by PSE&G on other sites? Mr. Blake said yes.
- T. Ben-Zvi asked if the 47 trees saved include the trees that Ms. Porter referred to as "we're tweaking a bit to save a few more trees," does it include these tweaks that she was referring to? Mr. Blake said Yes. That the whole reason for the redesign was to remove the bioretention basins because the footprint was so much larger that it impacted a lot more trees. By switching to an underground detention basin system the footprint and disturbance is a lot smaller, which allows us to preserve more trees.
- T. Ben-Zvi referenced the Forester's report dated December 16, 2025, where he wrote, "I would like to meet on-site to see if I can save more trees on site." And questioned whether such a meeting was scheduled with The Forester? Ms. Porter said that The Forester has actually been to the site on several occasions. Forester also wrote prior memos indicating that the prior tree removal plan was consistent with the ordinance, as well as this plan. Ms. Porter answered that to the extent the Board wanted to impose a condition that the Forester have the opportunity to come to the site again, as the Forester had previously been to the site and made statements indicating that they were satisfied with the prior plan. But the applicants' happy to agree to that as a condition of approval that the Forester is welcome again to come to the site. T. Ben-Zvi questioned further as the memo was dated two (2) days ago. Ms. Porter responded that they did see that and are happy to comply with it with a note for the record, that the Forester has been to the site on several occasions.
- Chairperson Neuer asked for clarification on the sidewalks. Is it that the sidewalks will – are intended to remain intact and not to be removed? Mr. Blake said that it is correct. Unless there's a utility, like a duct bank or something that has to leave the site, but it would be a minimal impact. It wouldn't be tearing the whole thing out. It would just be whatever is needed for that underground duct bank to leave the site.
- Chairperson Neuer asked for further information where to the extent that any sidewalk is disturbed or removed in part it will be replaced before the project can get a Certificate of Occupancy. Mr. Blake said yes, and also, because the entrance will be redone this entrance so there's going to be some adjustment to the sidewalk there as well.

PROFESSIONALS QUESTIONS

- R. MacNeill said that as seen in the letter dated December 12, 2025 the drainage comments is the primary source of concern with some of the revised design. Mr. MacNeill said that he spoke to another engineer in Mr. Blake's office and wanted it noted for the record that there are intentions to switch the underground detention basin to an infiltration basin to comply with both the Township as well as DEP regulations. Mr. Blake said Yes that it will be all part of the infiltration design will all be taken into consideration in accordance with NJAC-7.8 when the full design is done.
- R. MacNeill asked regarding if they are willing to state on the record if they are willing to advise Stormwater and MTDs to meet that water quality requirement on

top of the swale, right, you did that? Mr. Blake said Yes that they started investigating options for MTDs and where they can be put. In response to this, Chairperson Neuer asked for a definition of "MTD" R. MacNeill responded that it is a "Manufactured Treatment Device." So DEP requires and the township code reflects those requirements. For water quality treatment they meet a certain total suspended solid removal rate by having the grass swale, but they don't meet the total requirement of 80 percent for this total suspended solid.

- No questions from Z. Carballo.
- C. Dochney said that given the historic nature and the fence, he needed to confirm whether or not this property is officially listed on any register of historic places or designated as a landmark by the township. Chairperson Neuer said that it wasn't listed, but the Board did receive a report from the Historic Commission. C. Dochney said that it's not officially listed on any Register.

PUBLIC QUESTIONS

- Edie Behr (14 Dogwood Drive) asked Mr. Blake asked about the water that will be directed to Mount Pleasant Avenue and if the Stormwater system has enough capacity for however much water and assurance that's not going to cause any flooding on Mount Pleasant Avenue. Mr. Blake said that the way the system is designed, it was analyzed how much stormwater's leaving the property currently. And then we make sure that our proposed design equals that number or reduces it in accordance to the requirements that are provided in the code, which is what I kept saying is NJAC-7.8. So we will not be providing any impact to the Mount Pleasant stormwater system that's currently there. I can't speak for the whole system because it's a giant system, but as far as what we're providing we will be providing a system that should be better than what is there.

Break 9:15 PM - 9:27 PM

Upon return from the break, a roll call was performed to confirm the presence of a quorum.

PRESENTATION

- Ms. Porter yielded to Mr. James Turteltaub, Esq who brought up one quick housekeeping. Mr. Blake had referred to **Exhibit TRO-1 the Tree Removal Plan (Dated 12/8/2025)** as he did not believe it was actually identified for the record.
- Mr. Turteltaub said, with respect to the fencing, replacement of the fence and/or the maintenance of the fence as it goes forward. There are currently existing columns that are about 9-foot tall where they understand from the needs of PSE&G for security reasons needs to have 8-foot high fencing to go in between the columns that are going to be spaced about 3 ¼ inches apart. Mr. Turteltaub stated that his client (Mr. Malanga) would like the Board to make as a condition of any approval that the new fence be made of wrought iron composed of solid pickets with a similar size to the existing fencing that exists currently. That would also be done with a block finish on it. In addition the 3.25 ft. spacing is to make it anti-climbing so people can't climb over be composed of wrought iron that's going to be installed. And then second, the support columns that are going to be installed should be in the same locations as the existing pillars are today. And to the extent possible the foundations of the existing pillars would be re-utilized by

PSE&G. And then finally, Mr. Malanga would like the design and color of the brick for the columns that are going to be replacing out there to be done with the approval of the Zoning Officer and/or the Planner as determined by this Board. But this fencing does provide a historical look to the area. It has been part of the community for many years. The Historic Commission has also weighed in on this, and it is believed that this will be able to satisfy the maintenance of the character of the neighborhood by doing it as discussed. Therefore it was asked of this Board to approve of this condition as it would not only be saving the trees but also maintaining the character. So in response to Mr. Cohen, that's what his client's looking for as a condition of this approval. Chairperson Neuer responded questioning about the pillars with the existing brick construction. Mr. Turteltaub agreed accordingly with a good portion of them will have to be. If not PSE&G is going to try to salvage as much as it can, but where it can't do it they will be replacing them with a brick of a color and a material to be finally approved by the Board/ Zoning Officer and/or the Planner.

- Chairperson Neuer asked Ms. Porter for comments or agreement with what Mr. Turteltaub testified to. Ms. Porter said that she wanted to note that PSE&G has had substantial discussions regarding the fence. With respect to these proceedings, PSE&G is willing to agree to the comments as set forth by Mr. Turteltaub.
- Chairperson Neuer said that the agreement between these two parties subject, of course, to comments from the public and subject to the Board's determination, that the fence will be replaced with/and constructed of wrought iron. It will be sized as an 8-foot tall fence. The color of the fence itself will be black, not counting the pillars. The spacing will be as is presently. The pillars will be in the same locations they are now. They can be 9-feet tall. And the color of the bricks and other construction It is subject to the approval of the Zoning Official (Ms. Gary Adams') approval, which will be binding on the parties and the Board.
- Mr. Turteltaub said that with respect to the columns, there would be an attempt to try and use the foundations (either being restored or replaced.) In utilizing the balusters, (the wrought-iron balusters), the spacing will be different. They'll now be 3.25 inches apart, whereas today they are not. Through discussions with PSE&G it is going to be necessary for them to maintain the security aspects of the no-climb or unscalable-type fence that they require.
- Chairperson Neuer asked if there was any discussion concerning plaques on the pillars? In which Mr. Turteltaub testified saying that his understanding is that the 3.25 inches is the narrower spacing just preventing the scaling aspect and it's part of their design feature. Ms. Porter said that it's an anti-climb measure required at all of PSE&G's facilities in connection with any new fencing installed Chairperson Neuer questioned the term "Anti-climb". Ms. Porter responded that it's spacing of 3.25 inches is slightly smaller than what exists today which would not comply with current safety requirements.

BOARD QUESTIONS/ DISCUSSION

- I. Schwarzbaum asked if there was any discussion on adjacent properties and how they should maintain the historical look. Mr. Turteltaub said yes. I. Schwarzbaum asked for confirmation that no new designs were put in for their historical looks. Mr. Turteltaub answered that it is judged on a case by case basis.
- R. Miller opined stating that the Historical Commission should be involved in picking materials because the Zoning Official not having training in historical properties. Mr. Turteltaub and Ms. Porter said there was no official designation

but she would have to discuss with her client as that is not something she is prepared to agree to as a part of the record as that committee does not have jurisdiction with respect to this application.

- L. Cohen asked about the metal bars and the amount of space between them for small animals. Ms. Porter said that she would have to discuss this with the client.

NO PROFESSIONALS QUESTIONS

NO PUBLIC QUESTIONS

NO PUBLIC COMMENT

CONDITIONS:

- This approval shall be subject to all requirements, conditions, restrictions and limitations set forth in all prior governmental approvals, to the extent that same are not inconsistent with the terms and conditions set forth herein.
- The Applicant shall comply with all Federal, State, County and Township statutes, ordinances, rules, regulations and requirements affecting development in the Township, County, and State, including but not limited to Township and DEP stormwater regulations applicable at the time of the application in May 2024, the June 2024 municipal Tree Ordinance, NJDOT, NJDEP, Essex County Planning, and Hudson Essex Soil Conservation District requirements.
- The Applicant shall be bound by all the evidence, including documents and testimony presented by the Applicant at the Public Hearing.
- This approval is based upon the plans last revised December 8, 2025, and the Applicant shall revise those plans to comply with the comments in the Board Engineer's Report dated December 12, 2025, and to provide the additional details requested regarding the stormwater plan, and landscape plan, and fence design.
- The Applicant shall permit the Town Forester to visit the site as needed to provide comments on the final version of the landscape plan and to conduct inspections and ensure that all plantings are completed in compliance with the final landscape plan.
- The new perimeter fence shall be installed in a manner consistent with the historic character of the existing fence. (a) The site shall be surrounded by a new perimeter fence, which shall be black and constructed of wrought iron, the spacing between pickets shall be approximately 3.25 inches, and the pickets shall resemble the existing pickets to the greatest extent possible. (b) The height of the fence may be 8 feet, and the pillars may be up to 9 feet. (c) The existing pillar foundations shall be reused to the greatest extent possible; the pillars shall have a brick façade and decorative top and be located as near as possible to the existing foundations. (d) To the extent that new bricks are required, the new bricks shall be selected to be as similar as possible to the existing bricks and that selection shall be reviewed to the satisfaction of the Zoning Official.
- The existing plaque that has been on one of the pillars since circa 1929 shall be preserved and reused on the site.
- The Applicant shall replace any and all portions of the sidewalk that may be damaged from the improvements discussed in this application.
- The Applicant shall limit all construction activities to normal business hours and there shall not be more than 10 construction workers at a time at the site.

- Pursuant to Sections 25-48.10(a) and 25-48.10(c), of the Ordinance, the variance relief granted by the Board and identified herein shall expire within two (2) years and one (1) day from the date of publication of a notice of the granting of such relief in either the official newspaper of the Township of West Orange or a newspaper of general circulation in the Township, unless, before the expiration of said two (2) year and one (1) day period, either (i) a building or construction permit is secured and issued or (ii) the actions authorized hereby have been taken; and
- These Conditions shall be clearly printed on the engineering drawings submitted for filing in the official records of the Board.

Motion: Chairperson Neuer
Second: B.D. Scott

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

5.) 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.

12-3-2025 Preliminary & Final Major Site Plan (rcd 12-4-2025)

12-3-2025 Stormwater-Report (rcd 12-4-2025)

12-5-2025 - Ltr from P. Moon to R. Cohn re- compost (rcd 12-8-2025)

Link mentioned in 12-5-2025 Ltr from P. Moon to R. Cohn re- compost (rcd 12-8-2025)

PRESENTATION

- Ms. Priscilla Triolo, Esq. entered the record on behalf of applicant Waystone Realty. She provided a brief summary of previous testimony.
- Mr. Richard Cohn, Applicant was sworn under oath and referenced the **December 5, 2025 letter from O2 Compost (EXHIBIT A6)**

NO BOARD QUESTIONS

PRESENTATION

- Ms. Shauna Latinsics was sworn under oath, provided credentials and was accepted as an expert in field of Barn/Equine Science.
 - Ms. Latinsics testified that the property was laid out well and that New Jersey has a slip and fall decreasement with a plan to deal/control potential elopement
 - A waiver was requested for a fourth (4th) horse if a Barn Manager was approved

BOARD QUESTIONS

- T. Ben-Zvi asked why she would not want to use technology and opt for person to be in charge. Ms. Latinsics said simply because technology fails and that they are

dealing with living beings that need to be available for round the clock care if need arises.

- L. Cohen asked if the property is sized properly. Ms. Latincsis said yes.

PROFESSIONALS QUESTIONS

- C. Dochney said that he had no questions, but provided information for interpretation (variances as opposed to design waivers)
- Mr. Sean Savage (Consulting Engineer from Matrix New World) was sworn under oath and said that he had no questions.

PUBLIC QUESTIONS

- Rachel Klein (13 Howell Drive) asked if the comparison of horses with a manager is equal to a home where babies are without a babysitter. Ms. Latincsis said yes.

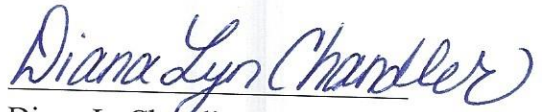
PRESENTATION

- Mr. Jesse Cokeley PE entered the record, was sworn under oath, and credentials were accepted as an expert in the field of Civil Engineering.
- A nine (9) page Preliminary & Final Major Site Plan set (with a revision date of December 3, 2025) was explained and part of the submission packet. Including the steep slope calculations which the Consulting Engineer caught the error under the lot area for the slopes between 10 and 14.99% where it should simply say 9,754. However, he does believe that this site does comply with the Steep Slope Ordinance.
- Proposed landscaping plan due to some of the existing trees being toxic to horses, calls for 54 shade trees, 367 shrubs, and 127 perennial plantings. The number of the trees won't change but the plantings can be changed to to differing/native ones as long as they can be proved to not cause harm to the wildlife/horses.

It was at this time prior to Mr. Cokeley continuing his testimony that Chairperson Neuer announced this application (ZB-24-15 Waystone Realty) is carried with preservation of notice to the February 19, 2026, Regular Meeting.

Chairperson Neuer adjourned the meeting at 10:53 PM

Adopted: 1/15/2026


Diana L. Chandler, Secretary