



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development Zoning Board of Adjustment

SUSAN McCARTNEY
Mayor

Tel: (973) 325-4108

DIANA L. CHANDLER
Zoning Board Secretary

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*Philip D. Neuer, Chairperson
Irv Schwarzbaum, Vice-Chairperson
William Michael Barbee
Laurence Cohen
Robin Miller
Brent D. Scott
Alice Weiss
Mark Sussman (Alt.)
Michael Dannemiller (Alt.)
Tal Ben-Zvi (Alt.)
Todd Dubovy (Alt.)*

*Geniece Gary-Adams (Director of Planning & Development/Zoning Official)
Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick & Fisher PA, Board Attorneys
CME Associates, Consulting Planner
John J. Hess, PE, PP, Consulting Engineer
Zayibeth Carballo, Municipal Engineer*

AGENDA TOWNSHIP OF WEST ORANGE ZONING BOARD OF ADJUSTMENT REGULAR MEETING

February 19, 2026

8:00 P.M.

Will be held virtually

Please click the link below (or copy and paste into your browser) to join the meeting:

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/81488568316?pwd=fYdeb0Xdjr4EB6pTL2Gfj6jvSKBPBS.1>

Passcode:997944 Webinar ID: 814 8856 8316 Dial In: +1 646 931 3860 US

*(Draft agenda is subject to change. For those persons having technical difficulties, please call
973-325-4106, 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: March 19, 2026 (Regular Meeting)
 April 16, 2026 (Regular Meeting)
 May 28, 2026 (Regular Meeting)
 June 18, 2026 (Regular Meeting)

F. SWEARING IN

Township Professional(s)

G. MINUTES

- January 15, 2026 (Regular Meeting)
- January 22 2026 (Special Meeting)

H. RESOLUTIONS

- **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
Application seeking Variances, Preliminary, and Final Major Site Plan Approval in connection with upgrades was approved with conditions at the December 18, 2025, Regular Meeting.
- **ZB-22-12 / Seton Hall Preparatory School (Extension)**
Block: 82.01; Lot: 1; Zone: R-1
700 Prospect Avenue
Application seeking amended site plan and “d” variance approvals for the expansion of a non-conforming use was approved with conditions at the September 28, 2023, Special Meeting. The Resolution was adopted at the October 19, 2023, Regular Meeting. Extension to was approved with conditions at the January 15, 2026, Regular Meeting.
- **ZB-25-04 Panorama LLC**
410 Eagle Rock Avenue
Block:109 & 111 Lot: 1.01 & 1.05 Zone: B-1 & PURD
Application seeking amended Major Site Plan Approval was approved with conditions at the January 15, 2026, Regular Meeting.

I. APPLICATIONS

- 1.) **ZB-24-15 Waystone Realty LLC** (Carried from December 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.
[Application-for-42-ERW](#)
[Burgis-Variance-Discussion---42-Eagle-Ridge-Way-1](#)
[Copy-of-12-27-letter-to-WO](#)
[EX-1-PB-98-11---Highview-at-West-Orange---Resolution-Adopted-See-Last-Paragraph](#)
[Letter-10-18-of-Explanation-for-42-ERW](#)
[200-foot-radius-list-for-42-ERW](#)
[Part-of-Letter-of-Explanation-for-42-ERW](#)
[/240515---42-Eagle-Ridge-Way---West-Orange---SCD-2024-06-12-1](#)
[241018_42-ERW-Layout_s](#)
[241018_42-ERW_Stormwater-Report_compiled](#)
[241220_42-ERW-Full-Civil-Set-FINAL](#)
[241220_42-ERW_Stormwater-Report-FULL](#)
[Application-for-42-ERW-2](#)
[42-Eagle-Ridge-Way-ZB-24-15-Planning-Review---January-28-2025](#)
[23-1345-010---ZB-24-15---42-Eagle-Ridge-Way---Engineering-Review](#)

[Noticing Documents \(rcd 6-2-2025\)](#)
[Chronicle-Proof-of-Publication-Waystone \(rcd 6/2/25\)](#)
[Star-Ledger-Proof-of-Publication-Waystone \(rcd 6/2/25\)](#)
[Proof-of-Mailing-Page-3-of-3-waystone \(rcd 6/2/25\)](#)
[Proof-of-Mailing-Page-2-of-3-Waystone \(rcd 6/2/25\)](#)
[Proof-of-Mailing-Page-1-of-3-Waystone \(rcd 6/2/25\)](#)
[250701 42-ERW Stormwater-Report \(rcd 7-02-2025\)](#)
[240515---42-Eagle-Ridge-Way---West-Orange-Survey\(rcd 7-02-2025\)](#)
[42-ERW-House-Plans\(rcd 7-02-2025\)](#)
[42-ERW-Barn-and-Arena-Plans\(rcd 7-02-2025\)](#)
[250701 JF Response-Letter\(rcd 7-02-2025\)](#)
[15298/O2Compost-SOQ-Comprehensive\(rcd 7-02-2025\)](#)
[15297/Letter-7-2-25-to-WO-Waystone\(rcd 7-02-2025\)](#)
[15295/250701 42-ERW-Full-Set-Rev\(rcd 7-02-2025\)](#)
[Letter-7-2-25-from-Colliers-Waystone\(rcd 7-02-2025\)](#)
[Engineering-Review-No-2-Sept-2-2025 \(rcd 9-2-25\)](#)
[ZB-24-15-Planning-Review-Rev-1--September-2-2025 \(rcd 9-2-25\)](#)
[VERIFICATION-OF-TAX-AND-SEWER-CHARGES-PAID \(rcd 9-4-2025\)](#)
[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 \(rcd 12-8-2025\)](#)
[12-16-25--ZB-24-15---Town-Forester-Memo---rcd-12-16-2025](#)
[12-16-2025-ZB-24-15 42-Eagle-Ridge-Way Engineering-Review-3 \(rcd 12-16-2025\)](#)
[12-16-25-Waystone---CME-Planning-Review-1 \(rcd 12-17-2025\)](#)
[42-ERW-Steep-Slopes-Exhibit \(Dated 2-5-2026\)\(rcd 2-6-2026\)](#)
[2-5-2026 Ltr JFerrazzano Zoning-Response-Letter 42-ERW \(rcd 2-6-2026\)](#)
[2-11-2026-Email-frm-C-Dochney-to-DChandler-re-submission \(rcd 2-11-2026\)](#)
[2025-12-16 ZB-24-15 42-Eagle-Ridge-Way Engineering-Review-4 \(rcd 2-12-2026\)](#)

2.) ZB-25-02 Montclair Stables LLC (Carried from December 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

[12-22-Woodland-Ave---ZB-25-2---Request-for-Information-Memo---February-28-2025](#)

[12-22-Woodland-Ave-ZB-25-2-Planning-Review---April-1-2025](#)

[Application](#)

[25-04-03---CME-Review-1](#)

[Montclair-Stables-Operating-Narrative-REVISED](#)

[WO-ZBA-Application---Montclair-Stables-LLC-](#)

[ZB-04-34--12-22-Woodland-Ave--RL-Stables_Redacted](#)

[Application-rev1](#)

[Cover-Letter](#)

[12-Woodland-24x36](#)

[12-Woodland-24x36-2](#)

[MONTCLAIR-STABLES-APPLICATION-PLAN-SET](#)

[2025-02-05 Planning-Report](#)

[Montclair-Stables-BLA-20241227-TRP-Set](#)

[MONTCLAIR-STABLES-EARTHWORK-PLANS](#)

[MONTCLAIR-STABLES-DRAINAGE-AREAS-PLANS](#)

[Montclair-Stables-Drainage-Report-1-10-25](#)
[Montclair-Stables-Corp-Filing](#)
[Montclair-Stables-LLC-verification-of-taxes-paid](#)
[Application](#)
[Montclair-Stables---Listing-of-Variances-for-Application](#)
[Stables---200-ft-List--Map](#)
[Bosenberg-Landscaping-Response-9525 \(rcd 9-8-2025\)](#)
[Cut-and-Fill-Plan \(rcd 9-8-2025\)](#)
[Drainage-Report-and-Supplement-82625 \(rcd 9-8-2025\)](#)
[Montclair-Stables---Ltr-on-SPRAB-report-9525v1 \(rcd 9-8-2025\)](#)
[Montclair-Stables-Lighting-Catalog-Cuts \(rcd 9-8-2025\)](#)
[Montclair-Stables-verification-of-taxes \(rcd 9-8-2025\)](#)
[Site-Plan-Revisions-82525 \(rcd 9-8-2025\)](#)
[Steep-Slopes-Report-82625 \(rcd 9-8-2025\)](#)
[Stonefield-Planning-Response-9525 \(rcd 9-8-2025\)](#)
[Proof-of-Publication \(rcd 9-8-2025\)](#)
[Montclair-Stables---Newspaper-Notice-9425 \(rcd 9-8-2025\)](#)
[Affidavit of Service & Notice \(rcd 9-8-2025\)](#)
[Montclair-Stables---200-ft-list-82925 \(rcd 9-8-2025\)](#)
[Certified Mail Receipts \(rcd 9-8-2025\)](#)
[12-22-Woodland-Ave-ZB-25-2-Planning-Review-Rev-1--September-11-2025 \(rcd 9-12-2025\)](#)
[Friend-and-Wenzel \(rcd 10-3-2025\)](#)
[Scan_20251003 \(rcd 10-3-2025\)](#)
[SKM_45825100313100 \(rcd 10-3-2025\)](#)
[25-09-15-Memorandum \(rcd 10-17-2025\)](#)
[MONTCLAIR-STABLES-EARTHWORK-PLANS-REVISION-2 \(Revision Dated 1-31-2026\) \(rcd 2-5-2026\)](#)
[Montclair-Stables---Filing-Ltr-to-West-Orange-\(Dated 2-4-2026\) \(rcd 2-5-2026\)](#)
[Letter-Montclair-Stables-West-Orange-BOA \(Dated 2-3-2026\) \(rcd 2-5-2026\)](#)
[Montclair-Stables-BLA-20260131-Tree Removal & Inventory Plan-Set-Resubmission \(Revision Date 1-31-2026\) \(rcd 2-5-2026\)](#)
[MONTCLAIR-STABLES-REV-2-SUBMISSION-PLANS \(Dated 1-31-2026\) \(rcd 2-5-2026\)](#)
[MONTCLAIR-STABLES-REV-2-SLOPES-PLANS \(Dated 1-31-2026\) \(rcd 2-5-2026\)](#)
[12-22-WOODLAND-AVENUE-ZB-25-02-MONTCLAIR-STABLES-CHECKLIST-FOR-TREE-REMOVAL \(rcd 2-5-2026\)](#)
[12-22-WOODLAND-AVENUE-ZB-25-02-MONTCLAIR-STABLES-FORESTER-MEMORANDUM \(rcd 2-5-2026\)](#)
[TREE-REMOVAL-AND-REPLACEMENT-PERMIT-PACKET---CONSTRUCTION-PROJECTS \(rcd 2-5-2026\)](#)
[26-02-11-Engineering-Memorandum-rcd-2-11-2026](#)
[26-02-18-CME-Planning-Review-1-rcd-2-18-2026](#)

ADJOURNMENT

**** THE NEXT REGULAR ZONING BOARD MEETING WILL BE**

THURSDAY, March 19, 2026, AT 8:00 PM.**