

February 10, 2025

VIA FEDEX & EMAIL (pdn@neuerlaw.com)

Chairman Neuer & Members of the Zoning Board of Adjustment
Township of West Orange
66 Main Street
West Orange, NJ 07052

**Re: PSE&G/325 Mt. Pleasant Avenue, West Orange, Application No. ZB-24-06
Request for Recusal of Zoning Board Member Daniel and Alternate Dubovy**

Dear Chairman Neuer & Members of the Zoning Board of Adjustment:

As the Board is aware, we represent Public Service Electric and Gas Company ("PSE&G") in connection with its application for preliminary and final major site plan approval with variance relief for property located at 325 Mount Pleasant Avenue (the "Property") that is presently developed with PSE&G's West Orange Switching Station (the "Application"). We are writing this letter to request that two (2) of the recently appointed members of the West Orange Zoning Board of Adjustment (the "ZBA") recuse themselves from participating on the Application due to conflicts of interest for the reasons detailed below.

I. Member - Robert Daniel

PSE&G respectfully requests that Member Robert Daniel recuse himself from hearing and participating on the Application if he is in fact the individual listed below that resides within 200 feet of the Property, which is the subject of PSE&G's application. Attached as Exhibit A is a copy of PSE&G's 200-foot certified property owner list obtained from the Township's Tax Assessor's Office. Page 6 of the list contains the following name:

Daniel, Robert & Beth, 2B Buckingham Rd., West Orange, NJ 07052

ZBA model rule 2:10-2(a)(1) states "any member of the Board of Adjustment shall disqualify himself from sitting on the hearing of any matter in which he has a disqualifying interest, such as, but not limited to, the following situations...where he owns property located within 200 feet of the property affected by the action." The Municipal Land Use Law (N.J.S.A. 40:55D-12b) (the "MLUL") requires notice to be given to all property owners located in the state within 200 feet in all directions of the property which is the subject of the hearing. This demonstrates the legislature's determination that property owners within 200 feet of the property to be affected by a zoning board proceeding

have an “interest” in the matter. Therefore, a board member who owns property within 200 feet of the subject property is disqualified and may not sit with the board.¹

The caselaw is well-settled on this issue. Dating back to 1960, the Court in McNamara v Saddle River Borough held that the “interest” in a subject property due to property ownership within 200 feet is a disqualifying interest for a board member.² The Court stated that the legislature’s declaration of a notice to “owners of any property within 200 feet of a property to be affected by an appeal to a board of adjustment... is tantamount to a declaration of interest in the zoning treatment of a particular property on the part of those living within 200 feet.”³ Nearly forty years later, in 1998, the court in Care of Tenaflly v Tenaflly Board of Adjustment went as far as to hold that a zoning board member whose mother owned property within 200 feet of the subject property was required to be disqualified.⁴ In Care of Tenaflly, the Appellate Division cites the Local Government Ethics Law, which states that:

*No government official or employee shall act in his official capacity in any matter where he, or a member of his immediate family, or a business organization which he has an interest, has a direct or indirect financial or personal involvement that might reasonably be expected to impair his objectivity of or independence of judgement.*⁵

In Catalpa Inv. Grp., Inc. v Franklin Twp. of Zoning Bd. of Adjustment, the Court further established that applicants are permitted discovery with respect to whether board members “own an interest in real estate within 200 feet of the [applicant’s] property” to determine whether there is a disqualifying interest.⁶

In light of the factual and legal rationale cited above, we request that an inquiry be made as to whether Mr. Daniel lives within 200’ of the Property and, if so, that Mr. Daniel recuse himself for a disqualifying interest in PSE&G’s application.

II. Alternate - Todd Dubovy

PSE&G also respectfully requests that Alternate Board Member Todd Dubovy recuse himself from hearing and participating on the Application due to a conflict of interest by virtue of his position as a board member of Our Green West Orange. This request is made due to posts that were made by such organization demonstrating opposition towards PSE&G and the Application. Attached as Exhibit B is information obtained from Our Green West Orange’s website as well as several posts that were made regarding the Application. The first document contained in Exhibit B lists Mr. Dubovy as a board member of Our Green West Orange. The second document enclosed as part of Exhibit

¹ See Cox & Koenig, New Jersey Zoning & Land Use Administration 5-1.2(a) (pg. 60) (2024).

² McNamara v Borough of Saddle River, 64 N.J. Super. 426, 430 (App Div. 1960).

³ *Id.*

⁴ Care of Tenaflly, Inc. v Tenaflly Bd. of Adjustment, 307 N.J., Super. 362, 371-373 (App. Div.), *certif. denied*, 154 N.J. 609 (1998).

⁵ *Id.* (quoting N.J.S.A 40A:9-22.5d; see also Catalpa Inv. Grp., Inc. v Franklin Twp. Zoning Bd. of Adjustment, 254 N.J. Super. 270, 275 (Law Div. 1991).

⁶ Cf. Catalpa Inv. Group v Franklin Tp., 254 N.J. Super. 270, 275 (Law Div. 1991).

B is a Facebook post dated September 12, 2024, as shown below, which seeks donations for Our Green West Orange's annual campaign and states, "Can always use some donations to pay for the expert we hired to challenge the cutting of 167 trees at PSE&G on Prospect and Mt. Pleasant."



The third document contained in Exhibit B is an Our Green West Orange blog post from September 27, 2024, which contains information (some of which is inaccurate) on the Application and the hearing held on September 19th, 2024 and encourages individuals to "please tell the Zoning Board and PSEG they must retain all trees along the fence, those in the proposed detention basins, and the specimen trees being cut **for no good reason at all.**" (emphasis added).

The fourth document contained in Exhibit B, as shown below, is an Our Green West Orange facebook post dated October 16, 2024 commenting on the trees to be removed and encouraging individuals to come and speak out regarding the application.



These documents clearly establish that Mr. Dubovy is a board member of an organization that is directly interested in, and financially supportive of, the objector case that is currently being presented in opposition to PSE&G's application. Several cases on this issue demonstrate that Mr.

Dubovy has a personal disqualifying interest and therefore, must recuse himself from hearing and participating on the Application.

In Grabowsky v Twp. of Montclair, the Court held, “By virtue of his or her responsibility for the organization's governance, an official who holds, or who will imminently hold, a position of substantive leadership in an organization reasonably is understood to share its interest in the outcome of a zoning dispute.”⁷ Thus, the Court further stated, “If the organization has an interest in a zoning application, such an official has a disqualifying indirect personal interest and should refrain from deliberating and voting on the zoning application.”⁸ The Court specifically noted, “In the rare circumstance in which public responsibilities and volunteer commitments conflict in a land use dispute, there is a simple solution: the public official should refrain from involvement in the matter.”⁹

In Wyzykowski v. Rizas, the Court described the various types of direct and indirect conflicts of interest that can occur and noted that an “Indirect personal interest” exists “when an official votes on a matter in which an individual's judgment may be affected because of membership in some organization and a desire to help that organization further its policies.”¹⁰

Of great importance to the issue before the Board is the Court's recent decision in Diamond Chip Realty, LLC v Twp. of Sparta Planning Bd. where the court disqualified eight of the nine planning board members for being a part of an organization (Sparta Responsible Development) that actively opposed DCR's application. In that case, the Court quoted Klug v Bridgewater Twp. Planning Bd. and stated:

The question when considering whether a conflict of interest exists under the Local Government Ethics Law will always be whether the circumstances could reasonably be interpreted to show that they had the likely capacity to tempt the official to depart from his sworn public duty; therefore, proof of actual dishonesty is unnecessary.

In Diamond Chip the Court determined that the planning board members' involvement in an organization opposing an applicant before them clearly tempted the board members from upholding their sworn public duty. The court, citing Klug¹¹, determined that not only is there a **clear conflict of interest**, but that “it is **virtually impossible to separate their organizational membership goals in SRD, and the impartiality necessary to render a fair determination on a site plan approval.** (emphasis added). Notably, the Court held that the interest does not have to actually influence the board members, “only that the interest creates a conflict.”¹²

In light of the documentation and caselaw cited above, we believe that Mr. Dubovy has a disqualifying personal interest and therefore, should recuse himself from hearing and participating on the Application.

⁷ Grabowsky v. Twp. of Montclair, 221 N.J. 536, 561 (2015).

⁸ Id.

⁹ Id. at 562.

¹⁰ Wyzykowski v. Rizas, 132 N.J. 509, 525–26 (1993)

¹¹ Klug v Bridgewater Twp. Planning Bd., 407 N.J. Super. 1 (App. Div 2009).

¹² See Meyer v. MW Red Bank, LLC, 401 N.J. Super. 482, 492 (App. Div. 2008)

Lastly, while we do not have direct knowledge as to whether any other Board members are members of Our Green West Orange or have potential conflicts of interest, we believe that the information above and attached necessitates the Board's inquiry and attention. We are happy to provide copies of the cases cited herein if the Board would like them and we will be available to discuss this further at the upcoming Board meeting, if necessary.

We appreciate the Board's attention to this matter and look forward to continuing the discussion of PSE&G's application at the February 20, 2025 meeting.

Very truly yours,

Jennifer M. Porter

Jennifer M. Porter
Member

JMP:tb
cc: Diana Chandler, ZBA Secretary/via email
Enclosures

EXHIBIT A

Buffer Report

THE TOWNSHIP OF WEST ORANGE

Office of the Assessor

66 Main Street

West Orange, New Jersey 07052

Telephone: (973) 325-4060

Facsimile: (973) 669-4859

Highlighted feature(s)

Parcel Limits (1)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	155	26.01		325 MT. PLEASANT AVENUE	P.S. ELECTRIC & GAS CO.T24A TAX DEP	150 CIRCLE AVENUE	CLIFTON, NJ	07011	325 Mt. Pleasant Avenue, West Orange, NJ, 07052

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List of adjoining feature(s) that intersect 200 foot buffer from Parcel Limits.

Adjoining Properties (80)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	82.03	27		510-520 PROSPECT AVE.	BREA WO EMERITUS,LLC%ECOVA 3349	PO BOX 2447	SPOKANE, WA	99210	510-520 Prospect Ave., West Orange, NJ, 07052
West Orange Township	83	5.01		303 MT. PLEASANT AVENUE	GBSJ PROPERTIES LLC	3 BUCKINGHAM RD	LINCOLN PARK, NJ	07035	303 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	83	13		504 PROSPECT AVENUE	ALBURQUEQUE, NICHOLAS	504 PROSPECT AVENUE	WEST ORANGE, NJ	07052	504 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	83	15		502 PROSPECT AVENUE	ALBURQUEQUE, NICHOLAS	504 PROSPECT AVENUE	WEST ORANGE, NJ	07052	502 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	83	19		500 PROSPECT AVENUE	500 PROSPECT AVENUE, LLC.	22 WITTE PLACE	WEST ORANGE, NJ	07052	500 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	84.01	37		8 MARCELLA AVENUE	MAIN STREET COUNSELING SERVICE	8 MARCELLA AVENUE	WEST ORANGE, N.J.	07052	8 Marcella Avenue, West Orange, NJ, 07052
West Orange Township	84.01	45		492 PROSPECT AVENUE	SONRIA REALTY LLC,	675 MORRIS AVENUE #201	SPRINGFIELD, NJ	07081	492 Prospect Avenue, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	84.01	47		490 PROSPECT AVENUE	BELL ATLANTIC % KROLL	P.O. BOX 2749	ADDISON, TEXAS	75001	490 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	84.01	49		486 PROSPECT AVENUE	PROSPECT OF NJ CORPO,	486 PROSPECT AVENUE	WEST ORANGE, NJ	07052	486 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	84.01	52		480 PROSPECT AVENUE	BELLOMO,ERIC	480-482 PROSPECT AVE	WEST ORANGE,N.J.	07052	480 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	84.01	55		478 PROSPECT AVENUE	LLEWELLYN-EDISON SAV. & LOAN ASSN.	474 PROSPECT AVENUE	WEST ORANGE, N.J.	07052	478 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	155	26		375 MT. PLEASANT AVENUE	375 MT. PLEASANT AVE CONDO ASSOC	375 MT. PLEASANT AVE	WEST ORANGE, NJ	07052	375 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	155	26	C0101	375 MT. PLEASANT AVENUE	LOWER MOUNT PLEASANT PARTNERS LLC	285 GRAND AVE,BLDG5,2FL	ENGLEWOOD, NJ	07631	375 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	155	26	C0201	375 MT. PLEASANT AVE	WEST ORANGE MEDICAL PROPERTIES LLC	150 FLORAL AVE.	NEW PROVIDENCE, NJ	07974	375 Mt. Pleasant Ave, West Orange, NJ, 07052
West Orange Township	155	26	C0202	375 MT. PLEASANT AVE	WEST ORANGE MEDICAL PROPERTIES, LLC	150 FLORAL AVENUE	NEW PROVIDENCE, NJ	07974	375 Mt. Pleasant Ave, West Orange, NJ, 07052
West Orange Township	155	26	C0203	375 MT. PLEASANT AVE	375 NJCA LLC CO/THOMPSON	375 MT. PLEASANT AVENUE	WEST ORANGE, NJ	07052	375 Mt. Pleasant Ave, West Orange, NJ, 07052
West Orange Township	155	26	C0204	375 MT. PLEASANT AVE	RLM REAL ESTATE,LLC	660 PALM SPRINGS DR ST B	ALTAMONTE SPRINGS, FL	32701	375 Mt. Pleasant Ave, West Orange, NJ, 07052
West Orange Township	155	26	C0205	375 MT. PLEASANT AVE	RLM REAL ESTATE	1200 RT 22 SUITE 14	BRIDGEWATER, NJ	06607	375 Mt. Pleasant Ave, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	155	26	C0206	375 MT. PLEASANT AVE	RO REALTY LLC	375 MT. PLEASANT AVE #250	WEST ORANGE,NJ	07052	375 Mt. Pleasant Ave, West Orange, NJ, 07052
West Orange Township	155	26	C0207	375 MT. PLEASANT AVE	375 NJCA LIMITED LIABILITY CO	375 MT PROSPECT AVE #2C	WEST ORANGE, NJ	07052	375 Mt. Pleasant Ave, West Orange, NJ, 07052
West Orange Township	155	26.01		325 MT. PLEASANT AVENUE	P.S. ELECTRIC & GAS CO.T24A TAX DEP	150 CIRCLE AVENUE	CLIFTON, NJ	07011	325 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	155	26.02		475 PROSPECT AVE	AMPC REAL ESTATE LLC % M. HALFACRE	475 PROSPECT AVE	WEST ORANGE, NJ	07052	475 Prospect Ave, West Orange, NJ, 07052
West Orange Township	155	26.03		471 PROSPECT AVENUE	REALTY INCOME PROPERTIES 29, LLC	3161 MICHELSON DR, #600	IRVINE, CA	92612	471 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	155	27		MARION DRIVE	ESSEX GREEN VILLAS	MARION DRIVE	WEST ORANGE NJ	07052	Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0160	160 MARION DRIVE	SALIM, TANZILA & MEHAR	160 MARION DRIVE	WEST ORANGE, NJ	07052	160 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0161	161 MARION DRIVE	BAUMAN,ESTHER& RODETSKY,ALAN	161 MARION DRIVE	WEST ORANGE,NEW JERSEY	07052	161 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0162	162 MARION DRIVE	WARNER, PHILSON & LOIS	162 MARION DRIVE	WEST ORANGE, NJ	07052	162 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0163	163 MARION DRIVE	ROBINSON, SENIQUA	163 MARION DR,#163,BLDG 7	WEST ORANGE, NJ	07052	163 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0164	164 MARION DRIVE	CATALANO, JENNIE	260 ST CLOUD AVE	WEST ORANGE NJ	07052	164 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0165	165 MARION DRIVE	NESBIT, JUDITH ANN	165 MARION DR	WEST ORANGE, NJ	07052	165 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0166	166 MARION DRIVE	BROWN, JOHNNY	166 MARION DRIVE	WEST ORANGE, N.J.	07052	166 Marion Drive, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	155	27	C0167	167 MARION DRIVE	THEALL, BRUCE	167 MARION DRIVE	WEST ORANGE, NJ	07052	167 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0168	168 MARION DRIVE	VITAL, JUNIOR	168 MARION DR	WEST ORANGE NJ	07052	168 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0169	169 MARION DRIVE	MORRIS, CORDELL YVONNE	169 MARION DRIVE	WEST ORANGE, NEW JERSEY	07052	169 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0170	170 MARION DRIVE	SMITH, GARY W & FREEMAN, PATRICIA	170 MARION DRIVE	WEST ORANGE, NJ	07052	170 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0171	171 MARION DRIVE	LOPEZ, GLADWYN E & POWELL, MARCELLA	171 MARION DRIVE	WEST ORANGE, NJ	07052	171 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0172	172 MARION DRIVE	TAYLOR, RICHARDSON & SEANETTE	172 MARION DRIVE	WEST ORANGE NJ	07052	172 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0173	173 MARION DRIVE	VOHRA, GAUTAM	173 MARION DR	WEST ORANGE, NJ	07052	173 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0174	174 MARION DRIVE	MEHALARIS, WILLIAM	174 MARION DRIVE	WEST ORANGE NJ	07052	174 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0175	175 MARION DRIVE	RATH, RONALD H & BARBARA J	175 MARION DRIVE	WEST ORANGE NJ	07052	175 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0176	176 MARION DRIVE	TAYLOR, LILIETH	176 MARION DRIVE	WEST ORANGE, N.J.	07052	176 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0177	177 MARION DRIVE	ARC OF ESSEX COUNTY, INC	123 NAYLON AVE	LIVINGSTON NJ	07039	177 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0178	178 MARION DRIVE	SOOKDEO, NICOLE	178 MARION DR	WEST ORANGE NJ	07052	178 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0179	179 MARION DRIVE	PEREZ, AUGUSTINE	179 MARION DR.	WEST ORANGE, N.J.	07052	179 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	27	C0180	180 MARION DRIVE	BARIAGABER, ASSEFAW	180 MARION DRIVE	WEST ORANGE NJ	07052	180 Marion Drive, West Orange, NJ, 07052

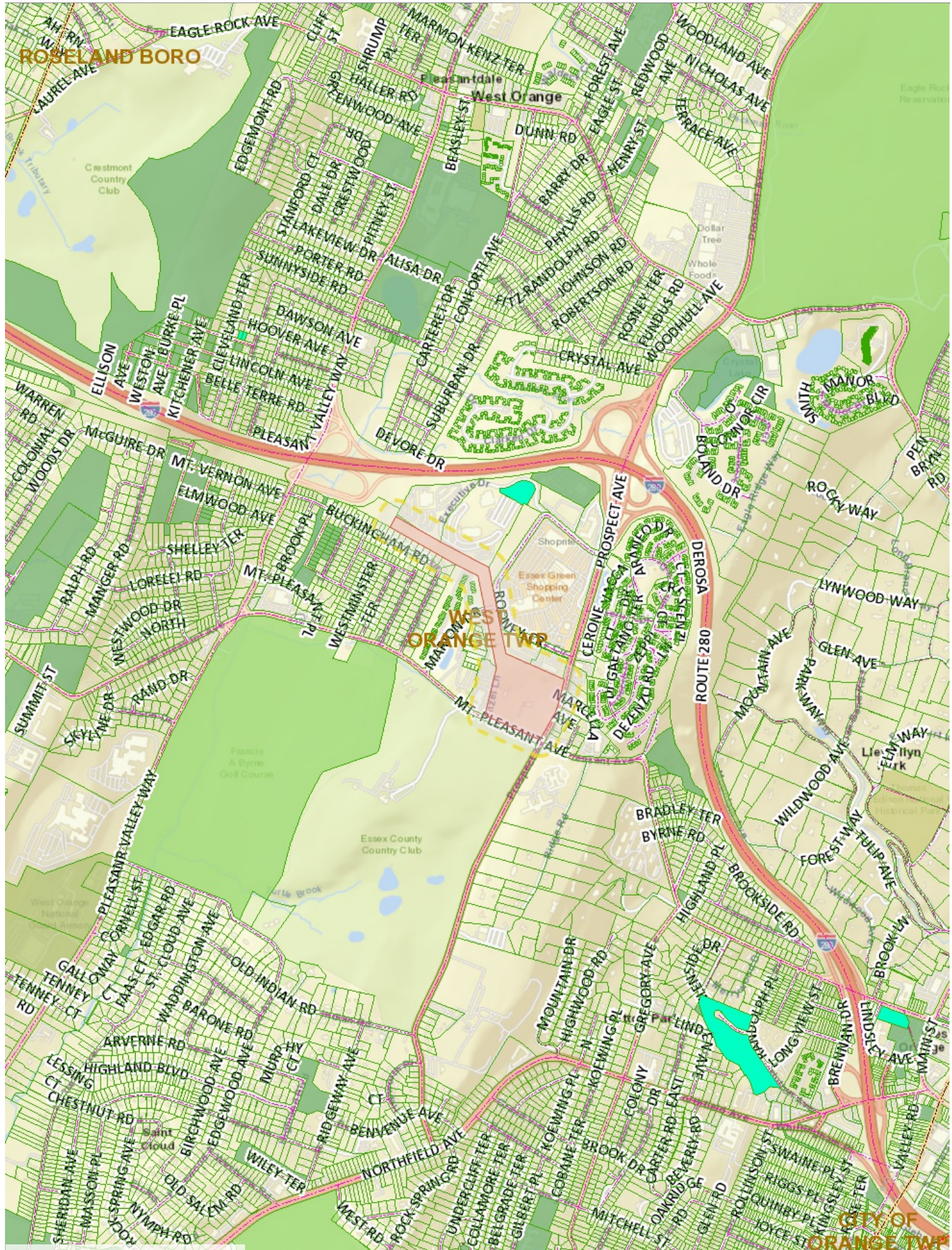
Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	155	27	C0181	181 MARION DRIVE	BRENNAN, ROBERT & JACLYN	181 MARION DR	WEST ORANGE NJ	07052	181 Marion Drive, West Orange, NJ, 07052
West Orange Township	155	29		347 MT. PLEASANT AVENUE	MORRIS UNION HOLDING LLC	347 MT. PLEASANT AVE	WEST ORANGE, NJ	07052	347 Mt. Pleasant Avenue, West Orange, NJ, 07052
West Orange Township	155	40.03		ROONEY CIRCLE	CLPF ESSEX GREEN LLC,	230 PARK AVE.	NEW YORK,NY	10169	Rooney Circle, West Orange, NJ, 07052
West Orange Township	155	42		EXECUTIVE DRIVE REAR	STATE OF NEW JERSEY DEPT OF TRANS	1035 PARKWAY AVENUE	TRENTON, N.J.	08646	Executive Drive Rear, West Orange, NJ, 07052
West Orange Township	155	42.01		300 EXECUTIVE DRIVE	TRIUMVIRATE REALTY, LLC.	200 SHEFFIELD STREET #305	MOUNTAINSIDE, NJ	07092	300 Executive Drive, West Orange, NJ, 07052
West Orange Township	155	42.03		1000-3000 EXECUTIVE DRIVE	GREEN ESSEX PARTNERS URBAN RENEW	16 MICROLAB RD, STE A	LIVINGSTON NJ	07039	1000-3000 Executive Drive, West Orange, NJ, 07052
West Orange Township	155	55		PLEASANT VALLEY WAY REAR	PUBLIC SERVICE ELEC & GAS CO.	80 PARK PLAZA-TAX T-6B	NEWARK, N.J.	07101	Pleasant Valley Way Rear, West Orange, NJ, 07052
West Orange Township	155.01	47		27 WEDGEWOOD DRIVE	CAMERON, ANGELA	27 WEDGEWOOD DRIVE	WEST ORANGE, NJ	07052	27 Wedgewood Drive, West Orange, NJ, 07052
West Orange Township	155.01	48		2-J BUCKINGHAM ROAD	BOLLING, MICHAEL	2-J BUCKINGHAM ROAD	WEST ORANGE, NEW JERSEY	07052	2-J Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.01	49		2-H BUCKINGHAM ROAD	ARANCIBIA, FELIPE & MARIA ISABEL	2-H BUCKINGHAM ROAD	WEST ORANGE, N.J.	07052	2-H Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.01	50		2-G BUCKINGHAM ROAD	DUNN, JODI HOLMES & ANTHONY	2G BUCKINGHAM ROAD	WEST ORANGE, NJ	07052	2-G Buckingham Road, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	155.01	51		2-F BUCKINGHAM ROAD	AKINSOLA, OLABISI & ABAYOMI	2F BUCKINGHAM ROAD	WEST ORANGE, NJ	07052	2-F Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.01	52		2-E BUCKINGHAM ROAD	BRYAN, MARK & JANET	2E BUCKINGHAM RD	WEST ORANGE, NJ	07052	2-E Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.01	53		2-C BUCKINGHAM ROAD	NJOKUBI, ADONIS & NKECHI	2-C BUCKINGHAM COURT	WEST ORANGE NJ	07052	2-C Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.01	54		2-B BUCKINGHAM ROAD	DANIEL, ROBERT & BETH	2B BUCKINGHAM RD.	WEST ORANGE, NJ	07052	2-B Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.01	55		2A BUCKINGHAM ROAD	WOLF, ADAM	2A BUCKINGHAM ROAD	WEST ORANGE, NJ	07052	2A Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.09	36		2 BUCKINGHAM ROAD	BETANCOURT, EUGENE & RODRIGUEZ, A	2 BUCKINGHAM RD	WEST ORANGE, NJ	07052	2 Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.13	42		7 BUCKINGHAM ROAD	KURLAND, MYRA & RAYFIELD (TRUST)	7 BUCKINGHAM ROAD	WEST ORANGE, NJ	07052	7 Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.13	44		5 BUCKINGHAM ROAD	MALEK, ADAM & MICHELLE JACOBSON	5 BUCKINGHAM RD	WEST ORANGE, NJ	07052	5 Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.13	48		3 BUCKINGHAM ROAD	TUDOR, KURLEIGH JOSE	3 BUCKINGHAM ROAD	WEST ORANGE, NJ	07052	3 Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.13	49		1 BUCKINGHAM ROAD	BARTHOLOMEW, ANDRE R & ABEKE A	1 BUCKINGHAM RD	WEST ORANGE, NJ	07052	1 Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.20	72		26 WEDGEWOOD DRIVE	SENEK, SHELDON II & KRYSTA	26 WEDGEWOOD DR	WEST ORANGE, NJ	07052	26 Wedgewood Drive, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	155.20	73		28 WEDGEWOOD DRIVE	VARGAS, KEVIN & JACQUELYN	28 WEDGEWOOD DRIVE	WEST ORANGE, NJ	07052	28 Wedgewood Drive, West Orange, NJ, 07052
West Orange Township	155.20	74		1-M BUCKINGHAM ROAD	STAVRINOU, CHRISTINA	1-M BUCKINGHAM ROAD	WEST ORANGE, N.J.	07052	1-M Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.20	75		1-K BUCKINGHAM ROAD	LITTLE TRUST, DIANE B.	1K BUCKINGTON ROAD	WEST ORANGE,NJ	07052	1-K Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.20	76		1-J BUCKINGHAM ROAD	LIM, FRANK & LILY	1-J BUCKINGHAM RD	WEST ORANGE NJ	07052	1-J Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.20	77		1-H BUCKINGHAM ROAD	MOROCHO, FLAVIO S & JESSICA J	1-H BUCKINGHAM ROAD	WEST ORANGE, NJ	07052	1-H Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.20	78		1-G BUCKINGHAM ROAD	ATANACIO, PAULINO & LYDITA	1-G BUCKINGHAM ROAD	WEST ORANGE, N.J.	07052	1-G Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.20	79		1-F BUCKINGHAM ROAD	DUKHI, LEON & BACCHUS,N.	1-F BUCKINGHAM ROAD	WEST ORANGE, NJ	07052	1-F Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.20	80		1-E BUCKINGHAM ROAD	RAY, NAKIA	1-E BUCKINGHAM ROAD	WEST ORANGE, NJ	07052	1-E Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.20	81		1-C BUCKINGHAM ROAD	NOVICK, ROBT & LYNDIA	1C BUCKINGHAM RD.	WEST ORANGE, N.J.	07052	1-C Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.20	82		1-B BUCKINGHAM ROAD	JEFFRIES,GENEVIEVE & JAMISON,VIVIAN	1B BUCKINGHAM ROAD	WEST ORANGE, N.J.	07052	1-B Buckingham Road, West Orange, NJ, 07052
West Orange Township	155.20	83		1-A BUCKINGHAM ROAD	BAPTISTE, JAMESLEE & NEA, ANTULIA	1- A BUCKINGHAM RD	WEST ORANGE NJ	07052	1-A Buckingham Road, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	155.21	40		495 PROSPECT AVENUE	CLPF ESSEX GREEN LLC,%LEVIN MANAGME	PO BOX 326	PLAINFIELD, NJ	07061	495 Prospect Avenue, West Orange, NJ, 07052
West Orange Township	156	1		PROSPECT & MT. PLEASANT	ESSEX COUNTY COUNTRY CLUB	350 MT. PLEASANT AVENUE	WEST ORANGE, N.J.	07052	Prospect & Mt. Pleasant, West Orange, NJ, 07052

Buffer Report - Map



PUBLIC UTILITIES

ELECTRIC & GAS

Public Service Electric & Gas Company
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

WATER

New Jersey American Water Company
167 John F. Kennedy Parkway
Short Hills, NJ 07078

CABLE TV

Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

TELEPHONE

Verizon
1 Verizon Way
Basking Ridge, New Jersey 07920-1025

SEWER

Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052

EXHIBIT B



OUR GREEN WEST ORANGE



WHO WE ARE

Our Board

Sally Malanga, President

Joyce Rudin, Treasurer

Todd Dubovy

ZaSah Khademi

Phil Litwinoff

MISSION STATEMENT

Our Green West Orange is a non-profit 501(c)3, located in West Orange, NJ. Board members, committee leaders, and group members are volunteers. Board officers are nominated by the board members, and serve a one (1) year term. Our Green West Orange (OGWO) is guided by three (3) principals, all based on transparency, education, public policy and practice, and enforcement of local, county, and state ordinances.

Our Green West Orange:

1. Advocates for environmental policies and practices that promote positive sustainability and growth among businesses, residents, and the municipality as a whole;
2. Demands public safety take priority within West Orange during all steps of planning, reviewing, approving, monitoring, completing, and enforcing residential, municipal and county projects and eventual use;
3. Works to develop an affordable West Orange for residents and businesses by advocating for sound financial policy and practice at both township and county levels.

Political Endorsements?

Our Green West Orange does not endorse political candidates, nor individuals appointed to positions by elected officials. OGWO takes pride in endorsing issues that we as a collective of volunteers and residents feel move West Orange forward in an environmentally progressive and financially sound manner. We endorse practices and policies that promote the safety of the public, while respecting the wildlife and nature that call West Orange home.

We support the work our elected and appointed officials provide in our mission to help make West Orange an environmentally and financially secure township, and one that promotes the safety and health of its residents. OGWO regularly commends those community members - elected, appointed, owners of businesses, residents, teachers, community leaders - on work they have and continue to do. As an advocacy organization, we are not shy to speak out against policies and practices that we as an organization feel threaten the successes of our mission. (Mission, as stated above.)

Advocacy work that addresses concerns surrounding the environmental, public safety and affordability are bound to ruffle feathers. But we are not in the chicken business. We are in the non-profit advocacy business fighting for the safety and health of West Orange residents and the environment. (OGWO members decided they were tired of having their own feathers ruffled, and united to make a difference!)

Members of Our Green West Orange are a patchwork of political, social, economic backgrounds and beliefs. We are all West Orange residents, and represent a variety of religions, races, genders, ages, and political platforms. We welcome new members to join our quest as we work to build a West Orange we can all be proud of.

No fees. No contracts. Just an investment of your ideas!
This is your West Orange. This is Our Green West Orange.

CONTACT US

Drop us a line! Join our mailing list!

Name

Email*

Message

SEND

This site is protected by reCAPTCHA and the Google [Privacy Policy](#) and [Terms of Service](#) apply.

Our Board meets bi-monthly, members monthly & we all
correspond daily!

OGWO's work is based on the needs of residents. Keep everyone updated by posting your neighborhood news on the [OGWO FB page](#).

PRIVACY: Advocacy work can be seen as controversial. (Not everyone appreciates change, and many will work to prevent it!) Therefore, OGWO honors the privacy of each member. Our group membership includes WO business owners, educators, attorneys, parents, retirees, veterans, & more. We do not share membership information, email addresses or names of active members.

Our Green West Orange 501(c)3

PO Box 7112, West Orange, NJ 07052, US

Donate Now

\$5.00

DONATE NOW

We are dedicated to improving the lives of those in our community, including our local wildlife and trees! OGWO is a volunteer-led, 501(c)3 charitable organization. (Including our executive board.) Your contribution today helps us continue our advocacy work - Thank You!

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Intro
OGWO is a resident-led 501(c)(3) non-profit, which works to create a greener, safer, and more affordable West Orange, NJ. Membership is free, and we value your input!

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◆ PO Box 7112, West Orange, NJ, United States, New Jersey

 info@outgreenwestlodge.org

 linktr.ee/courteenwestande

Abstract number: 100

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[See all photos](#)



Our Green West Orange

Our Green West Office
September 12, 2024 - 9

Can always use some donations to pay for the expert we hired to challenge the cutting of 167 trees at PSE &G on Prospect and Mt. Pleasant.



COGNITIVE COM

Donate to Annual Campaign, organized by Our Green West Orange
GO.FUNDRAZING.COM

Our Green West Orange is community-based non-profit that focuses on protecting our locale...

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TOP NEWS

WEST ESSEX HIGHLANDS AT THE PLANNING BOARD TONIGHT

Tonight, December 11 at 6:30 p.m., the West Orange Planning Board continues hearing the West Essex Highlands application. The plan to put up four high-rise buildings with 500 apartments requires cutting down 6,300 trees, and could portend the disturbance of steep slopes and create the possibility of more flooding and traffic danger to the neighbors living near Oval Road.

The Verona Town Council recently passed a resolution denouncing this development, which you can read about in [The Four Oranges](#).

There is a Zoom option, but for those who wish to question the developer's witnesses, it is essential that West Orange residents come to Town Hall, 66 Main

Street at 6:30 p.m. Only those in attendance can ask questions.

[READ MORE](#)

BLOGWO

◀ [All Posts](#)

WEST ESSEX HIGHLANDS AND PSE&G PRESENT PLANS TO CUT DOWN TREES

September 27, 2024 | Newsletter



Photo credit: John Haydu

From Joyce Rudin, Board Member:

This Wednesday, September 11 at 7:30 p.m., the West Orange Planning Board continues hearing the West Essex Highlands application. The plan to put up four high-rise buildings with 500 apartments requires cutting down 6,300 trees, and could portend the disturbance of steep slopes and create the possibility of more flooding and traffic danger to the neighbors living near Oval Road.

There is a Zoom option, but for those who wish to question the developer's witnesses, including its civil and traffic engineer, it is essential that West Orange residents come to Town Hall, 66 Main Street at 7:30 p.m. Only those in attendance can ask questions.

Watch the meeting on Zoom [here](#).

For more information on this application, click [here](#) for the full agenda.

Read this article in [The Four Oranges](#).

Or visit [We Care's](#) website.



Tonight, September 19 at 8 p.m., PSE&G comes to the Zoning Board with plans to renovate its switching station on Prospect Avenue and Mount Pleasant Avenue. The plan involves cutting down over 130 mature trees, including some of the biggest trees in New Jersey.

For over 100 years, the energy company's station at the corner of Prospect and Mount Pleasant Avenues has been concealed within a park-like setting, surrounded by mature trees and a historic 100-year-old wrought iron fence with brick pillars. Now, PSEG plans to replace this classic fencing with what Our Green West Orange describes as a "cheap black metal prison fence." The new fence would significantly diminish the aesthetic and historical value of the area and add to the ongoing depletion of West Orange's crucial tree canopy. PSEG claims that the trees must be removed in order to replace the fence. But Joyce Rudin, Our Green West Orange board member, strongly disagrees.

"The current fence can easily be repaired rather than replaced," Rudin said. "It does not make sense to destroy trees to install an unattractive metal fence."

Particularly concerning is the planned removal of the small-leaf linden trees, a species that closely resembles those listed on New Jersey's Big Tree list, a New Jersey Department of Environmental Protection registry of the largest trees in the state.

"These are not just any trees—these are some of the most magnificent in all of New Jersey," Rudin added. "Cutting them down would be an irreversible loss to our community's natural heritage."

Please tell the Zoning Board and PSEG they must retain all the trees along the fence, those in the proposed detention basins, and the specimen trees being cut for no good reason at all.

Watch the meeting on Zoom [here](#).

Sign up for blog updates!

Join my email list to receive updates and information.

Email address

SIGN UP

Recent Posts

West Essex Highlands at the Planning Board tonight

Dec 11, 2024

TONIGHT: ZONING BOARD HEARS MEAT SMOKERS APPLICATION

Nov 14, 2024

SITE PLAN REVIEW FOR MEAT SMOKERS APPLICATION

Oct 28, 2024



VOLUNTEERING AND OTHER WAYS TO JOIN THE FIGHT

Earn good karma!

OGWO seeks **graphic designers, illustrators, writers, PTA Reps, & social media posters**. Have a skill we didn't mention above? Email us!

KARMA 4 U



MUNICIPAL CALENDAR

Look up the dates and Zoom links for the township's commission and board meetings.

CALENDAR



MULTIMEDIA

OGWO is proud to highlight videos that help educate others about what is happening in West Orange. Pop some corn, find a friend, and visit our videos page!

VIDEO LINK



TOWN HALL CONTACTS

Want to email one of your elected officials or make an OPRA request?

CONTACT



TOWNSHIP COMMITTEES, COMMISSIONS, AND BOARD MEETINGS

Find out when to attend and what's on the agenda.

ATTEND



LOCAL TREE ORDINANCE

LEARN

CORRUPTION WATCH

Curious about the WO power structure? How do the dots connect in West Orange?

LEARN

PLANT NATIVE SPECIES

Learn which plants are best for local pollinators.

GUIDE TO A HEALTHY GARDEN

HOW TO INFLUENCE THE ZONING BOARD

LEARN

FORM R-1	REPORT OF CONTRIBUTIONS AND EXPENDITURES		REPORT FILED:
NEW JERSEY ELECTION LAW ENFORCEMENT COMMISSION		(2024-Pre29) 29-DAY PRE ELECTION	
P.O. BOX 185, Trenton, NJ 08625-0185 (609) 292-8700 Web site: http://www.elec.nj.gov		Filed On 10/07/2024 06:51:25 PM	
		☐ Amendment	
CANDIDATE OR COMMITTEE NAME			
TAMMY WILLIAMS			
STREET ADDRESS			
41 BUCKINGHAM RD			
CITY	STATE	ZIP CODE	
WEST ORANGE	NJ	07052	
COUNTY	ELECTION DISTRICT OR MUNICIPALITY		
ESSEX COUNTY	WEST ORANGE TOWN		
POLITICAL PARTY, IF ANY	OFFICE SOUGHT		
DEMOCRAT	COUNCIL OR MUNICIPAL OFFICE		
ELECTION DATE	ELECTION TYPE		
11/05/2024	GENERAL		
RECEIPTS AND EXPENDITURES SUMMARY			
OPENING BALANCE *			\$0.00
RECEIPTS		(+)	\$49,734.00
EXPENDITURES		(-)	\$12,792.85
CLOSING BALANCE			\$36,941.15
* Funds Transferred From Prior Campaign if First Report Filed			
NET FINANCIAL SUMMARY			
CLOSING BALANCE			\$36,941.15
Debt Owed to Committee		(+)	\$0.00
Debt Owed by Committee		(-)	\$0.00
Total Net Worth			\$36,941.15

Putting your tax-deductible donations to work!

Every penny donated to OGWO is put towards green initiatives in West Orange.
We are a designated 501(c3) organization.

[DONATE NOW](#)

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Always open

Not yet rated (1 Review)

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Our Green West Orange

October 16, 2024 · 🌍

PSE&G 130 trees to come down on corner of Mt. Pleasant and Prospect. HEARING October 17, 2024. Zoning Board 8pm. Come speak up for the trees. Join by Zoom.

WESTORANGE.ORG

www.westorange.org

3

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