



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

SUSAN McCARTNEY
Mayor

Tel: (973) 325-4111
Email: planningboard@westorange.org

JAMILET BAQUERIZO VITE
Planning Board Secretary

Dr. Robert Bagoff, *Chairman*
William B. Wilkes II, *Vice-Chairman*
Mayor Susan McCartney
Councilman Bill Rutherford
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Jerry Guarino
Lee D. Klein, PE PTOE
Christopher Morgan, Sr
Peter F. Smeraldo, Jr.
Sal A. Jensen (Alternate #1)
John Cardoza (Alternate #2)

Diana P. McGovern, Esq., *Board Attorney*
Paul Grygiel, AICP, PP, *Township Planner*
John J. Hess, PE, PP, *Consulting Engineer*
Zayibeth Carballo, PE, *Township Engineer*

AGENDA

TOWNSHIP OF WEST ORANGE PLANNING BOARD MEETING

January 3, 2024
7:30 P.M.

West Orange Planning Board Meeting, Wed. 1/3/2024 @ 7:30pm

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

<https://us06web.zoom.us/j/89281344265?pwd=aWLCryepYrnlmUp7SriiBZbIhR9dhw.dsSEnycnFqZJIgla>

Telephone: Dial: US: 646-931-3860 Webinar ID: 892 8134 4265 Password: 784818

(Draft agenda is subject to change. For those persons having technical difficulties, please call 973-325-4109.)

A. STATEMENT OF COMPLIANCE

Notice of this meeting was given to the Township Clerk and posted on the Township bulletin board and Township website calendar, and sent to the West Orange Chronicle and the Star Ledger. This meeting has been properly noticed to the public in accordance with the Open Public Meetings Act. No new matters will start after 10:30 P.M.

B. PLEDGE OF ALLEGIANCE

C. ANNOUNCEMENTS

- The next Planning Board regular meeting will be held **February 7, 2024** at **7:30 P.M.**

D. ROLL CALL

E. ANNUAL REORGANIZATION

- [Oath of Office](#)

F. MINUTES & RESOLUTIONS

- [6-28-2023 WO PB Draft Minutes](#)
- [12-6-2023 WO PB Draft Minutes](#)

G. SWEARING IN

- The Township Professionals sworn in.

H. APPLICATIONS

- **PB-23-09 Essex County Country Club**

Block: 156; Lots:1; Zone: R-2

350 Mt Pleasant Avenue

The applicant is proposing modifications to existing improvements and construction of new accessory buildings associates with its golf course and other facilities.

(Applicant requested to be adjourned to the February 7, 2023 Planning Board Regular Meeting)

[PB-23-09 Architectural Plans Cart Barn \(submission set\)](#)

[PB-23-09 Architectural Plans for Comfort Station \(submission set\)](#)

[PB-23-09 CME Associates - Review #1](#)

[PB-23-09 Filing Letter Application \(Dated 8.29.23\)](#)

[PB-23-09 PB-78-42 Resolution](#)

[PB-23-09 PB-79-36 Resolution](#)

[PB-23-09 Site Plan Set \(Dated 080723\)](#)

[PB-23-09 Stormwater Management Report 082223 \(for submission\)](#)

[PB-23-09 Planning Review Memo PB-23-09 - Essex County CC](#)

[Affidavit of Proof of Publication and Service 10.23.24 4877-4953-9466 v.1](#)

[Property Survey 060804](#)

[Updated PO List Block 156 Lot 1](#)

[Letter to the Town Forester from David Moore.pdf](#)

[Stormwater Management Report-R1](#)

[NJDEPStormwater GP - Site](#)

[SESC Permit - Course](#)

[Soil Conservation District Approval Regrading 091923](#)

[Updated PO List Block 156 Lot 1 9.27.23](#)

[ECCC Course Detail Packet](#)

[Property Survey](#)

[SESC Permit - Site](#)

[Soil Moving Permit Request 111423](#)

[Waterman Response letter to CME #1 Review Letter 111023](#)

[NJDEP Stormwater GP - Course](#)

[Revised Planning Board Site Plans](#)

[Soil Conservation District Approval Golf Cart Barn Comfort Station Parking 100423](#)

[Supplemental Filing - ECCC Amended Site Plan Application](#)
[Planning Review Memo PB-23-09 - Essex County CC-revised 11-17-23.pdf](#)
[Filing of Affidavit of Publication and Service 11.16.23.pdf](#)
[CME Associates - Review 2](#)
[PB-23-09 Adjournment Request Letter \(Dated 12.15.23\)](#)

- **PB-23-11 Tompkins Realty LLC**

Block: 7; Lots:12.02; Zone: RM

34 Tompkins Street

The applicant is proposing to subdivide an existing lot developed with a two-family home and related improvements into tow lots. The existing dwelling is proposed to remain on one lot and a new two-family dwelling is proposed on the other lot.

[PB-23-11 Application Package](#)
[Architectural Plan 9 May 23](#)
[Planning Review Memo PB-23-11 - Tompkins Realty LLC](#)
[Subdivision Plan](#)
[Affidavit of Publication and Certification of Service](#)
[CME Associates - Review #1](#)

I. GENERAL DISCUSSION

J. PUBLIC COMMENT

K. ADJOURNMENT

****THE NEXT REGULAR PLANNING BOARD MEETING WILL BE
WEDNESDAY February 7, 2024 AT 7:30 P.M. ****