



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

SUSAN McCARTNEY
Mayor

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JAMILET BAQUERIZO VITE
Planning Board Secretary

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

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

February 7, 2024
7:30 P.M.

West Orange Planning Board Meeting, Wed. 2/7/2024 @ 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/88689499659?pwd=RjI7Ol7Mp9fflwGgdORQhV0TygswIQ.Jwf7QsYFoX8kEEfS>

Telephone: Dial: US: 646-931-3860 Webinar ID: 886 8949 9659 Password: 2518688

(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 **March 6, 2024 at 7:30 P.M.**

D. ROLL CALL

E. MINUTES & RESOLUTIONS

[PB-23-11 Tompkins Realty - Draft Resolution](#)
[PB Attorney Appointment Resolution 2024](#)
[7-19-2023 WO PB Draft Minutes](#)
[8-2-2023 WO PB Draft Minutes](#)
[9-6-2023 WO PB Draft Minutes](#)

F. SWEARING IN

- The Township Professional(s) sworn in.
- Lori Kapferer sworn in as Alternate #2

G. 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.

[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 \(Dated 12.15.23\)](#)
[WOCC Steck Nov 27 copy](#)
[Legal Affidavit \(Received 1/5/2024\)](#)
[0722-33-053-001 to 003 Rock Springs, Montclair Golf and DPG Edison-Redacted](#)
[ABC OPRA-Golf Courses](#)
[Baltustrol Redacted](#)
[Basking Ridge Country Club Redacted](#)
[Canoe Brook Country Club Redacted](#)
[Echo Lake Country Club Redacted](#)
[Plainfield Country Club Redacted](#)
[Upper Montclair Golf Club Redacted](#)
[Filing Letter Re-Customary Structure \(Dated 01.25.24\)](#)
[ECCC West Orange - PB-93-35 Resolution Granting Site Plan Approval](#)
[ECCC West Orange \(Half-Way House\) - 200 Foot List](#)
[ECCC West Orange \(Half-Way House\) - Amended Site Plan Application \(01-17-2023\)](#)
[ECCC West Orange \(Half-Way House\) - Architectural Plans \(01-16-2024\)](#)
[ECCC West Orange \(Half-Way House\)-Executed Application with Attachment](#)
[ECCC West Orange \(Half-Way House\) - Executed Tree Removal](#)
[ECCC West Orange \(Half-Way House\) - Half-Way House Site Plans \(01-11-2024\)](#)
[ECCC West Orange \(Half-Way House\) - PB-00-19--350 Resolution Site Plan](#)
[ECCC West Orange \(Half-Way House\) - PB-02-10 Resolution Granting Amended Site Plan](#)
[ECCC West Orange \(Half-Way House\) - PB-03-18 Resolution Granting Soil Removal](#)
[ECCC West Orange \(Half-Way House\) - PB-14-04 Resolution Amended Site Plan Approval](#)
[ECCC West Orange \(Half-Way House\) - PB-23-09 Adopted Resolution](#)
[ECCC West Orange \(Half-Way House\) - PB-78-42 Planning Board Subdivision Resolution](#)
[ECCC West Orange \(Half-Way House\) - PB-79-36 Planning Board Resolution Site Plan](#)
[ECCC West Orange \(Half-Way House\) - PB-96-27 Resolution Amended Site Plan](#)
[ECCC West Orange \(Half-Way House\) - Site Plan Checklist with Attachment](#)
[ECCC West Orange \(Half-Way House\) - Sustainability Checklist Form](#)
[ECCC West Orange \(Half-Way House\) - Verification of Taxes Paid 1.12.24](#)
[Planning Review Memo PB-23-09 - Essex County CC-half-way house 1-22-24](#)
[Affidavit of Proof of Publication and Service 1.26.24](#)
[CME Associates - Review 1 - Half Way House](#)
[Legal Affidavit \(Received 2-5-2024\)](#)

H. GENERAL DISCUSSION

I. PUBLIC COMMENT

J. ADJOURNMENT

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

WEDNESDAY March 6, 2024 AT 7:30 P.M. **