



# 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  
Council President Bill Rutherford  
Ken Alper  
William B. Wilkes II,  
Lee D. Klein, PE PTOE  
Christopher Morgan, Sr  
Peter F. Smeraldo, Jr.  
John Cardoza (Alternate #1)  
Lori Kapferer (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

April 3, 2024  
7:30 P.M.

West Orange Planning Board Meeting, Wed. 4/3/2024 @ 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/82514406213?pwd=9v02f96F9b5pinbhcFsErVFS5moUvw.FA9n4ZalmuHXOumA>

Telephone: Dial: US: 646-931-3860 Webinar ID: 825 1440 6213 Password: 150715

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

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#### 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 **May 1, 2024 at 7:30 P.M.**

**D. ROLL CALL**

**E. MINUTES & RESOLUTIONS**

[10-25-2023-WO-PB-Draft-Minutes](#)  
[11-29-2023-WO-PB-Draft-Minutes](#)  
[1-3-2024-WO-PB-Draft-Minutes](#)  
[3-6-2024-WO-PB-Draft-Minutes](#)

**F. SWEARING IN**

- The Township Professional(s) sworn in.

**G. APPLICATIONS**

- **PB-24-07 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.

[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 \( Received 2-5-2024\)](#)  
[Filing Letter re customary use cases and board jurisdiction \(Dated 02-23-24\)](#)  
[CME Associates- Half-Way House Report on Drainage Compliant](#)  
[Filing Letter re-response M-Bennett letter - 03.22.24](#)  
[Filing Letter re agreement to extension request 03.06.24](#)  
[ECCC Bennett Objector Reply Letter](#)  
[Application for Wtlands Letter of Interpretation](#)  
[essex-county-courty-club-memo-for-planting-in-parking-lot-march-2024](#)

- **PB-24-05 Yerrr Canna, LLC**

Block: 62; Lots: 22.01, 32 & 34; Zone: I  
76-82 Ashland Avenue

Application to occupy and develop the existing vacant two-story metal warehouse building space, consisting of approximately 9,482 square feet, into a Class 1 Cannabis Cultivator use with 2,500 square feet of cultivation space on the first floor, to stripe the parking lot and put up a security fence.

[Compiled Application-Yerrr Canna LLC-West Orange Planning Board-Revised](#)  
[Survey-Block 62 Lot 22 01](#)  
[Proposed Exterior Building Rendering](#)  
[Building Exteriors-Existing](#)  
[Yerrr-Canna-Site-Plan](#)  
[Yerrr-Canna-Indoor](#)  
[Request-for-Special-PB-Meeting-on-Feb-21-2024-Yerrr-Canna-LLC](#)  
[Yerrr Canna- Site Plan Revised- Final Signed](#)  
[SURVEY-12-28-2021-DC-Block-62-Lot-32](#)  
[Compiled Application Yerrr Canna LLC-West-Orange-Planning-Board-REVISED-2024-02-16](#)  
[PB-24-05 Yerrr Canna - Planning Review Memo](#)  
[CME Associates - Review #1](#)  
[PB-24-05 Yerrr Canna - Affidavit of Service and Publication](#)  
[PB-24-05 Yerrr Canna - Chief of Police Letter to Planning Dept](#)  
[Video Emergency Vehicle Access and Turning](#)  
[Video Delivery Van Access and Turning](#)  
[Revised Site Plan-Yerrr Canna LLC- March 4 2024](#)  
[NJDEP DATA-76-80 Ashland Avenue](#)

[Photos of Existing Pavment Condition and Drainage Inlets-76-82 Ashland Ave-Taken 3 1 24](#)  
[Yerrr Canna LLC - PB-24-05- Motion for Reconsideration- w Enclosures-20240304](#)  
[Yerrr Canna LLC-Fully Executed Lease-REDACTED](#)  
[2024-03-21\\_Pavement Drainage Memo\\_Signed-Arna Engineering-Yerrr Canna-PB2405](#)  
[Letter to Board over Revised Submission- March 22 2024-PB 24 05-Yerrr Canna LLC](#)  
[2024.0319 Yerrr Canna Site Plan-REVISED](#)  
[CME-Associates---Review-2](#)  
[CME-Associates---Review-2---Updated](#)  
[Yerrr-Canna-West-Orange---Affidavit-of-Service-4-3-24](#)  
[Fire Chief Letter - Yerrr-Canna LLC- received 4.3.24](#)

H. **GENERAL DISCUSSION**

I. **PUBLIC COMMENT**

J. **ADJOURNMENT**

**\*\*THE NEXT REGULAR PLANNING BOARD MEETING WILL BE  
WEDNESDAY May 1, 2024 AT 7:30 P.M. \*\***