



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
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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*
John J. Hess, PE, PP, *Consulting Engineer*
Zayibeth Carballo, PE, *Township Engineer*

AGENDA

TOWNSHIP OF WEST ORANGE PLANNING BOARD MEETING

May 1, 2024
7:30 P.M.

West Orange Planning Board Meeting, Wed. 5/1/2024 @ 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/82006366227?pwd=X54Gqviktbxm7GDoxCQIQMX52TuFag.IwktjAG9-ro0zalb>

Telephone: Dial: US: 646-931-3860 Webinar ID: 820 0636 6227 Password: 854931

(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 **June 5, 2024 at 7:30 P.M.**

D. ROLL CALL

E. MINUTES & RESOLUTIONS

[4-17-2024 WO PB Draft Minutes](#)

[PB-24-07-Essex-County-Country-Club-Draft-Resolution](#)

F. SWEARING IN

- The Township Professional(s) sworn in.

G. APPLICATIONS

- **PB-23-12 L & B Realty Group LLC**

Block: 62 Lot: 1

106 Ashland Avenue

The applicant is proposing to renovate and replace existing industrial buildings and undertake related site improvements on a developed property in the Industrial zone. Certain “c” or bulk variances are required to permit the proposal.

[Site Plan 2023 11.06](#)

[PB-23-12 Application Package](#)

[Architectural Combined Set 11.06.23](#)

[2024 02.26- COVER LETTER Vite](#)

[2024 02.23 - Site Plans \(MEA 22-27\) 106 Ashland Ave \(W.Orange\) _REV1](#)

[CME Associates - Review 1](#)

[Planning Review Memo PB-23-12 - L & B Realty Group](#)

[SPRAB report-PB-23-12 - L & B Realty Group](#)

[Architect-Letter-2024-04-11Letter-for-Planning-Board9308](#)

[Revised-architectural-plans-2024-04-119308-Combined-Set-Issued-for-Planning-Board](#)

[PB-23-12 L&B Realty Group LLC - Noticing Documents](#)

[Ltr-Vite-4.17.24-with-cert-of-mailing](#)

[Ltr-Vite-4.22.24-with-original-affidavit](#)

[Affidavit-of-Publication-of-Notice-of-Hearing-4.18.24](#)

[2024-0501-Bldg Area Memo - 106 Ashland Avenue](#)

- **PB 24-03/Crystal Eagle, LLC**

Block: 111; Lot: 108; Zone: B-2

424 Eagle Rock Avenue

The applicant is proposing to modify the layout of site improvements and undertake other modifications on a developed property in the B-2 zone. No variances are required to permit the proposal.

[Survey](#)

[Planning Review Memo PB-24-03 - Crystal Eagle](#)

[Engineer 13237 SITE PLAN SET](#)

[Crystal Eagle tax verif.](#)

[crystal eagle letter summary](#)

[Crystal Eagle Application 2024](#)

[Crystal Eagle 200 ft Map](#)

[Crystal Eagle 200 ft list](#)

[CME Associates - Review #1](#)

[Architectural Print](#)
[Adjournment Letter \(Dated 4-3-2024\)](#)
[Crystal-Eagle---Letter-to-PB-Secretary-re _appearance-and-revised-materials](#)
[Certificate-of-Ownership](#)
[CME-response-letter \(Dated 2024.04.10\)](#)
[SITE-PLAN-SE SIGNED SEALED](#)
[CHECKLIST](#)
[Notice-of-Public-Hearing](#)
[Affidavit-of-Publication](#)
[Certified-mailing](#)
[Buffer-Report---residents-public-utility](#)
[Affidavit-of-Service](#)

- **PB-24-02 Wonder Group Inc**

Block: 152.01; Lot: 1445.01; Zone: B2

481 Eagle Rock Avenue

The applicant is proposing to expand an existing outdoor cooking facility and undertake related site improvements on a developed property in the B-2 zone.

(Applicant requested to be adjourned to the June 5, 2024 Planning Board regular meeting.)

[01-481-Eagle-Rock-Ave-West-Orange-NJ---Minor-Site-Plan---01032024](#)

[00-Atty-01---McKeon-](#)

[01-200022-02-AS-BUILT---Survey](#)

[Planning-Review-Memo-PB-24-02---Wonder-Group-Inc](#)

[2024-01-04-Letter-to-Geniece-Gary-Adams](#)

[PB-24-02---Wonder-Group-Inc-Compiled-Application](#)

[PB-24-02 - Adjournment Letter](#)

H. GENERAL DISCUSSION

I. PUBLIC COMMENT

J. ADJOURNMENT

****THE NEXT REGULAR PLANNING BOARD MEETING WILL BE
WEDNESDAY June 5, 2024 AT 7:30 P.M. ****