



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

June 5, 2024
7:30 P.M.

West Orange Planning Board Meeting, Wed. 6/5/2024 @ 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/81851373125?pwd=iq8oQmjbAD11MGBDi3DTzTXijaJspQ.nhmiG5wuP1CThKad>

Telephone: Dial: US: 646-931-3860 Webinar ID: 818 5137 3125 Password: 477568

(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 **July 10, 2024 at 7:30 P.M via Zoom.**

D. ROLL CALL

E. MINUTES & RESOLUTIONS

[2-7-2024 WO PB Draft Minutes](#)
[2-28-2024 WO PB Draft Minutes](#)
[4-3-2024 WO PB Draft Minutes](#)
[PB-23-12 L & B Realty Group LLC - Draft Resolution](#)
[PB-24-03 Crystal Eagle - Draft-Resolution](#)

F. SWEARING IN

- The Township Professional(s) sworn in.

G. APPLICATIONS

- **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. *(The applicant has requested to be adjourned to the July 10, 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](#)

[CME-Associates---Review-1](#)

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

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

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

- **PB-24-10 Green Essex Partners Urban Renewal Entity, LLC**

Block: 155 Lot: 42.03 Zone: Executive Drive Redevelopment Zone

1000 Executive Drive

Minor subdivision without variances.

[1---Dog-Park-PB-App](#)

[2---Minor-Sub-Checklist](#)

[6---Tax-Verification-for-Block-155-Lot-4203](#)

[7---EXEC-DRV-MINOR-SUB-EXEC-DRIVE Rev-1](#)

[8---Desc-Remaining-Lot-4203](#)

[9---Desc-Proposed-Lot-4204](#)

[10---Resolution-PB-21-03-Green-Essex-Partners](#)

[Dog-Park-Cover-Letter](#)

[Part-1RedevAgrmt-March-10--2021-Green-Essex-Partners-Urban-Renewal-LLC-Part-1-of-3](#)

[Part-2RedevAgrmt-March-10--2021-Green-Essex-Partners-Urban-Renewal-LLC-Part-2-of-3](#)

[Part-3RedevAgrmt-March-10--2021-Green-Essex-Partners-Urban-Renewal-LLC-Part-3-of-3](#)

[1000-Executive-Drive---West-Orange---Planner-Report---5-24-2024](#)
[CME-Associates-Review #1](#)

H. RESOLUTION

[PB-24-10 Green Essex Minor Subdivision Resolution](#)

- **PB-24-04 Montclair Golf Club**

Block: 151; Lots: 31; Zone: R-2

25 Prospect Avenue

The current application request variance relief in connection with the Applicant's plan to construct a new halfway house, to construct a 1,170 square foot addition to an existing accessory building and provide various other improvement to the property including construction of a 3-foot high stone wall along the clubhouse frontage to improve aesthetics.

[Sustainability-Checklist](#)

[Checklist](#)

[Proposal](#)

[CME Associates-Review-1-Half-Way-House](#)

[Application Package with Signature Page](#)

[Architectural-Plans](#)

[MGC-Halfway-House---Stormwater-Maintenance-Plan-2024-01](#)

[2024-01-17---MGC-Halfway-House-Stormwater-Management-Report](#)

[MGC-Halfway-House---Site-Plan-Set](#)

[24-1-9-Montclair-Golf-Verona-Utilities-List](#)

[24-1-9-Montclair-Golf-Club-200-Foot-List-Verona](#)

[24-1-10-Montclair-Golf-Club-200-Foot-List-West-Orange](#)

[24-1-16-Montclair-Golf-Club-Tax-and-Sewer-Proof-Current-through-4th-Quarter-2023](#)

[7-12-19-Montclair-Golf-Club-Prior-West-Orange-Planning-Board-Resolutions-00415515](#)

[22-12-7-Montclair-Golf-Club-Planning-Board-Resolution-of-Approval-exe](#)

[21-8-11-Montclair-Golf-Club-West-Orange-Planning-Board-Amended-Site-Plan-Approval-Resolution-exe](#)

[20-4-3-Montclair-Golf-Club-Final-West-Orange-Planning-Board-Resolution-of-Approval](#)

[7-12-19-Montclair-Golf-Club-Prior-West-Orange-Zoning-Board-Resolutions-00415952](#)

[Half-Way-House---A-100-Floor-Plans-K-101](#)

[MCG---Site-Plan-Rendering](#)

[010424---MGC---Pro-Shop-Renovation](#)

[051122---MCG---Renderings-halfway_9212022](#)

[SPRAB-report-PB-24-04-Montclair GC](#)

[2024-05-03---MGC-Halfway-House-Resubmission-Cover-Letter](#)

[MGC_Architectural-Plans](#)

[2024-05-03---MGC-Parking-Summary](#)

[2024-05-03---MGC-Halfway-House-Stormwater-Management-Report](#)

[2024-05-03---MGC-Halfway-House-Site-Plan-Set-Signed](#)

[2024-05-03---MGC-Halfway-House-Sanitary-Flows](#)

[2024-05-03---MGC-Halfway-House---Stormwater-Maintenance-Plan](#)

[Noticing-Documents](#)

[25-Prospect-Avenue---West-Orange---Planner-Report---5-28-2024](#)
[CME Associates – Review #2](#)

- **PB-24-06 410 Main St Holding LLC**

Block: 113 Lot: 262, 264 & 308

410 Main Street

Applicant is proposing a 3-story mixed use development with 12 residential dwelling units above, ground floor parking and commercial space.

[PB-24-06 PB Application](#)

[Topographic Survey](#)

[48-001-Plan Permit-20240116](#)

[Dresdner Robin- Planning Report](#)

[BRN DECA42 020988](#)

[20231221 410 Main St Board Submission - with renderings](#)

[SPRAB-report-PB-24-06 - 410 Main Street](#)

[Planning-Review-Memo-PB-24-06---410-Main-Street](#)

[CME Associates - Review 1](#)

[410-Main-Street Board-Submission-with-renderings](#)

[410-Main--Civil-revised-5-16-24](#)

[Affidavit-Package---410-Main-St-Block-113-Lots-262264-&-308](#)

I. GENERAL DISCUSSION

J. PUBLIC COMMENT

K. ADJOURNMENT

****THE NEXT REGULAR PLANNING BOARD MEETING WILL BE
WEDNESDAY July 10, 2024 AT 7:30 P.M via Zoom. ****