



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*
Jerry Guarino, *Vice-Chairman*
Mayor Susan McCartney
Council President Bill Rutherford
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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

July 10, 2024
7:30 P.M.

West Orange Planning Board Meeting, Wed. 7/10/2024 @ 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/86239408833?pwd=SHk-dd03fmB_NOknfU6oLQM-OoVJQA.5lq1pYpvl0YRRDry

Telephone: Dial: US: 646-931-3860 Webinar ID: 862 3940 8833 Password: 001858

(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 special meeting will be held **July 30, 2024** at **6:30 P.M.**

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

D. ROLL CALL

E. MINUTES & RESOLUTIONS

[PB-24-04 Montclair Golf Club - Draft-Resolution](#)

F. SWEARING IN

- The Township Professional(s) sworn in.

G. ORDINANCE REVIEW

[2852-24-Second-Revised-Ordinance-Governing-Cannabis-Businesses---52124 Ordinance-2852-24 - Master-Plan-Consistency-Review](#)

H. APPLICATIONS

- **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. *(The applicant has requested to be adjourned to the August 7, 2024 Planning Board regular meeting.)*

[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](#)

[PB-24-06-410-Main-St-Holding-LLC---Adjournment-Request](#)

- **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.

[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](#)

[CME-Associates - Review #1](#)
[PB-24-02 - Adjournment Letter](#)
[PB-24-02 Adjournment Letter #2](#)
[05-Carport-Wonder-Spec](#)
[04-A820_Spec-Sheet](#)
[03-NJD23008900 C-01-CNPT](#)
[02-FOR-REFERENCE-ONLY-01-200022-02-AS-BUILT-rev1-SS](#)
[01-481-Eagle-Rock-Ave-West-Orange-NJ---Minor-Site-Plan---06112024](#)
[00-CME-01---Hess-](#)
[PB-24-02-Wonder-Group-Inc---Legal-Affidavit](#)
[Cover-Letter-with-noticing-documents](#)
[200-foot-List-and-Map](#)
[CME-Associates---Review-2](#)

- **PB-24-08 GBS, LLC ta The Goddard School**

Block: 83 Lot: 1 & 5.01

289 Mt Pleasant Avenue

The applicant, GBSJ Properties, LLC, proposes to demolish an existing three-story structure on the subject site, which was previously used as a radio station, and in its place construct a new three-story building to be used as an annex to the existing childcare center on the site.

[PB-24-08-Application-Package](#)
[Survey](#)
[GBSJ-To-Jamilet-6-4-24-updated](#)
[GBSJ-Consolidated-Deed-TBR](#)
[2024-04-02-Civil-Set](#)
[2024-04-02-Arch-Set](#)
[CME-Associates - Review #1](#)
[PB-24-08---289-Pleasant-Avenue---West-Orange---Planners-Report---5-12-2024](#)
[2024-04-30-Project-Proposal](#)
[2024-04-24-Incompleteness-Response-Letter](#)
[2024-06-26-Schematic-Arch-Submission-Set](#)
[2024-06-26-Site-Plan-Submission-Set](#)
[2024-06-26-Resubmission-Letter](#)
[2024-04-02-Arch-Set-Received-62024](#)
[2024-04-02-Civil-Set-Received-62024](#)
[GBSJ-PH4Z](#)
[GBSJ-To-WO-w-Docs-6-20-24](#)
[Consolidation Deed](#)
[GBSJ-To-Jamilet-6-5-24-Revised](#)
[GBSJ-Certified-Mailing-Slips](#)
[CME-Associates---Review-2](#)

I. GENERAL DISCUSSION

J. PUBLIC COMMENT

K. ADJOURNMENT

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