



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*
John J. Hess, PE, PP, *Consulting Engineer*
Zayibeth Carballo, PE, *Township Engineer*
Nishuane Group, LLC, *Consulting Planners*

AGENDA

TOWNSHIP OF WEST ORANGE PLANNING BOARD MEETING

September 4, 2024
7:30 P.M.

West Orange Planning Board Meeting, Wed. 9/4/2024 @ 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/89694339040?pwd=4Wf7yr1wAIAbDIhRDarUNg8cDerDWm.1>

Telephone: Dial: US: 646-931-3860 Webinar ID: 896 9433 9040 Password: 214725

(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 **September 11, 2024 at 6:30 P.M** in person.

- The next Planning Board regular meeting will be held **October 9, 2024** at **7:30 P.M.**

D. ROLL CALL

E. MINUTES & RESOLUTIONS

- [7-10-2024-WO-PB-Draft-Minutes](#)

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 October 9, 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](#)

[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](#)

[Letter-to-Jamilet-Baquerizo-Vite-Re-Adjournment-request-to-9 4 24-meeting68080721](#)

[PB-24-02-Adjournment-Letter-Received-8.28.24](#)

- **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](#)
[PB-24-06-410-Main-St-Holding-LLC---Adjournment-Request](#)
[410-Main-St---Civil-Plans-SMBT--48-001-Plan Permit-20240707-Sealed-SMBT](#)
[410-Main-St-Resubmission-Letter-Mistry-Design](#)
[410-Main-St---Architectural-Plans](#)
[CME-Associates---Review-2](#)
[PB-24-02-Wonder-Group-Inc---Adjournment-Letter-Received-7.10.24](#)
[20240627 410-Main-st-Board-Submission](#)
[48-001-Plan Permit-20240823-R1-Sealed](#)
[LTR 20240627 Board-Resubmission](#)
[August-23-2024-Filing-Letter--410-Main-St-Block-113-Lot--262-264-and-308](#)
[48-001-STORMWATER-REPORT-20240823-Sealed](#)
[20240821 410-Main-Street-Board-Resubmission-with-Renderings-1](#)
[CME-Associates---Review-3](#)

H. GENERAL DISCUSSION

I. PUBLIC COMMENT

J. ADJOURNMENT

****THE NEXT REGULAR PLANNING BOARD MEETING WILL BE
WEDNESDAY October 9, 2024 AT 7:30 P.M. ****