



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
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

October 9, 2024
7:30 P.M.

West Orange Planning Board Meeting, Wed. 10/9/2024 @ 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/89391454078?pwd=CB2zE4E3p4Dahrto6kOtiSv4MauuWK.1>

Telephone: Dial: US: 646-931-3860 Webinar ID: 893 9145 4078 Password: 421313

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

- The next Planning Board regular meeting will be held **November 6, 2024** at **7:30 P.M.**

D. ROLL CALL

E. MINUTES & RESOLUTIONS

[5-1-2024 - WO PB Draft Minutes](#)

[8-7-2024 - WO PB Draft Minutes](#)

F. SWEARING IN

- The Township Professional(s) sworn in.

G. 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 Planning Board regular meeting on November 6, 2024)

[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](#)

[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](#)

[Request for Adjournment - Dated 10-9-24](#)

- **PB-24-12 Estate of Rita Berman**

Block: 179.03; Lot: 9; Zone: R-6

17 Fairway Avenue

The applicant, Estate of Rita Berman, proposes to subdivide an existing lot, Lot 9, with an existing single-family dwelling, into two (2) new lots, designated as Lots 9.01 and 9.02. New Lot 9.01 will contain the existing single-family dwelling, while new Lot 9.02 will be vacant.

[Berman Application](#)

[List-of-Property-Owners](#)

[Tax-Collector-Letter](#)

[Minor-Subdivision-Map](#)

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

[PB-24-12---17-Fairway-Avenue---West-Orange---Planner-Report---7-15-2024](#)

[Adjournment-Letter-Received-8.6.24](#)

[Noticing-Documents](#)

H. GENERAL DISCUSSION

I. PUBLIC COMMENT

J. ADJOURNMENT

****THE NEXT REGULAR PLANNING BOARD MEETING WILL BE
WEDNESDAY November 6, 2024 AT 7:30 P.M. ****