

**DRAFT  
MINUTES  
TOWNSHIP OF WEST ORANGE  
PLANNING BOARD MEETING  
September 11, 2024 6:30 P.M.**

The Township of West Orange Planning Board held its special meeting on September 11, 2024 at 6:30 P.M. in person at Council Chambers.

*Chairman Bagoff* called the meeting to order at approximately 6:30 P.M. He announced that notification of the meeting was given to the Township Clerk, and posted on the Township Bulletin Board, sent to the West Orange Chronicle and the Star Ledger, and posted on the Township's website calendar. 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.

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**PLEDGE OF ALLEGIANCE**

- *Chairman Bagoff* requested all persons stand for the Pledge of Allegiance.

**ANNOUNCEMENTS**

- The next Planning Board regular meeting will be held **Wednesday, October 9, 2024 at 7:30 P.M.**
- The next Planning Board special meeting will be held **Wednesday, October 30, 2024 at 6:30 P.M** in person.

**ROLL CALL**

**PRESENT:** Dr. Robert Bagoff; Mr. Jerry Guarino; Mr. John Cardoza; Mr. William Wilkes; Mr. Lee Klein; Mr. Mayor Susan McCartney; Council president Bill Rutherford (7:22PM); Ms. Lori Kapferer

**ABSENT:** Christopher Morgan, Sr.; Mr. Peter Smeraldo (recused); Mr. Ken Alper;

**ALSO PRESENT:** Diana P. McGovern, Esq., Planning Board Attorney;  
Gerry Haizel, Consulting Town Planner;  
Mr. John Hess, Board Engineer;  
Jamilet Baquerizo Vite, Planning Board Secretary

**MINUTES & RESOLUTIONS**

**SWEARING IN**

- The Township Professional(s) sworn in.

**APPLICATIONS**

• **PB-24-01 West Essex Highlands, Inc**

Block: 179 Lot: 32 Zone: IH-1

Warner Road

The applicant is proposing to develop a 496-unit inclusionary multifamily residential development on a vacant 120-acre property in the northwest corner of the Township.

**\*The transcript below of the hearing dated September 11, 2024 is the full record of the hearing and is attached hereto as the minutes of the meeting. \***

[PB-24-01 West Essex Highlands - Transcript from 9.11.24](#)

[Exhibit-O1- Boswell Engineering - Verona-Report](#)

[Exhibit-O2 - Resolution-No-2024-150-Township-of-Verona](#)

[A4 - Exhibit - DEP Email](#)

**\*The application has been carried to the October 30, 2024 Planning Board special meeting without further notice\***

**Meeting adjourned at 10:50PM.**

**ADOPTED:** 10/30/24

  
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Jamilet Baquerizo Vite  
Planning Board Secretary