



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*
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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*
Nishuane Group, LLC, *Consulting Planners*

AGENDA

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

IN THE COUNCIL CHAMBERS

West Orange Planning Board Meeting, Wed. 12/11/2024 @ 6:30pm
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/82850493402?pwd=tGQbnF8kgTUHtbnliKZlFwpre3bM2I.1>
Telephone: Dial: US: 386-347-5053 Webinar ID: 828 5049 3402 Password: 570901

PUBLIC COMMENT IN PERSON ONLY

(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 **January 8, 2025** at **7:30 P.M.**

D. **ROLL CALL**

E. **MINUTES & RESOLUTIONS**

F. **SWEARING IN**

- The Township Professional(s) sworn in.

G. **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.

[200-POL--Verona](#)

[200-POL--West-Orange](#)

[200-POL--Essex-Fells](#)

[Architectural-Plans](#)

[Cover-Submission-Letter-December-28-2023](#)

[Drainage-Report](#)

[Engineering-Plans---2](#)

[April-5-2006-Planning-Board-Resolution](#)

[February-2-2005-Planning-Board-Resolution](#)

[May-5-2005-Planning-Board-Resolution-Block-166-Lots-702-and-8](#)

[May-5-2005-Planning-Board-Resolution-Block-167-Lots-25-2501-30-3001-3002-3003-3004-3005](#)

[SPRAB-report-PB-24-01---West-Essex-Highlands-Inc](#)

[Survey](#)

[Tax-Collector-Certification](#)

[Written-Proposal](#)

[PB-24-01-West-Essex-Highlands-Inc---Application-and-Relevant-Documents](#)

[GH-WEST-ESSEX---REVISED-ARCH-PB-SET-05-13-2024-1](#)

[WEH---Full-Civil-Set---Submission-2---5-13-24-SITE-PLANS](#)

[96-20-Agreement-WEHI-Fair-Share-Housing---Final----FE-71220](#)

[96-20-WEHI-Fair-Share-Housing---Final----FE-71220](#)

[West-Essex-Highlands---West-Orange---Planner's-Report---6-30-2024](#)

[CME Associates - Review #1](#)

[WEH---Full-Civil-Set---Submission-2---7-1-24](#)

[Traffic-Report](#)

[Revised-Stormwater-Management-Report](#)

[6-27-2024-Anderson-Memo-in-Response-to-CME-Review-Letter](#)

[West-Orange-WEHI- Environmental-preliminary-report](#)

[Deer-Fence-Design-Specifications-final](#)

[De-Minimis-Exception-Request-Letter-7-18-2024](#)

[PB-24-01-West-Essex-Highlands---DEP-Application](#)
[Application-for-an-Extension-of-Letter-of-Interpretation-Line-Verification](#)
[Resubmittal-of-Application-for-a-Flood-Hazard-Area-Individual-Permit](#)
[PROOF-OF-SERVICE-PACKAGE-TO-PLANNING-BOARD-WEST-ESSEX-HIGHLANDS-INC](#)
[PB-24-01---West-Essex-Highlands-LLC---Traffic-Review--1---2024.07.26](#)
[CME-Associates---Review-2](#)
[Environmental-Commission-Report---Dated-07-29-24](#)
[West-Essex-Highlands---Fire-Chief-8-1-2024](#)
[Geotech-Report-02-12-2024](#)
[Geotech-Report-04-04-2024](#)
[Geotech-Report-04-19-2021](#)
[Geotech-Report-05-23-2023](#)
[Tree Report Complete File - Updated 10.15.24](#)
[Supplemental Report](#)
[Duke Farms Video](#)
[O3 - WEHI-Tree-Removal-Plan-2010](#)

- **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](#)
[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---Received-10.9.24](#)

- **PB-24-16 Essex County Country Club**

Block: 156 Lot: 1 Zone: R-2

350 Mount Pleasant Avenue

The applicant, Essex County Country Club proposes a number of improvements to an existing pool house building on the subject site. The improvements include the expansion of covered walkway, construction of an open-air covered bar area with a grill area, expansion of existing patio, and construction of pergola with seating underneath.

[ECCC Pool-House---Filing-Letter-07-28-2024](#)

[ECCC Pool-House---Executed-Application-with-Attachment-submission](#)

[ECCC Pool-House---Completed-Checklist-and-Attachment-submission](#)

[ECCC Pool-House---Survey-10-27-1978-submission](#)

[ECCC Pool-House---200-Foot-List-submission](#)

[ECCC Pool-House---Verification-of-Taxes-07-18-2024-submission](#)

[ECCC Pool-House---Sustainability-Checklist-Form-submission](#)

[ECCC Pool-House---Stormwater-Memo-07-03-2024-submission](#)

[ECCC Pool-House---Signed-and-Sealed-Site-Plan-Set-07-03-2024-submission](#)

[ECCC Pool-House---Signed-and-Sealed-Landscape-Set-07-03-2024-submission](#)

[ECCC Pool-House---Signed-and-Sealed-Architectural-Plans-07-03-2024-submission](#)

[ECCC Pool-House---Resolutions-submission](#)

[23-1345-003---PB24-16---350-Mt-Pleasant-Avenue---Engineering-Review](#)

[PB-24-16 350-Mount-Pleasant-Avenue-Essex-Country-Club-Planner-Report-8-27-2024](#)

[ECCC---Filing-of-Affidavit-of-Proof-of-Publication-and-Service](#)

[Filing-Letter-to-Board-in-Response-to-M-Bennett-Email-with-Exhibits-12-02-2024](#)

[Exhibit-O1---Response-to-OPRA-2023-1491 Final Redacted](#)

[PB-24-16-Response-to-Objector-Memo-350-Mount-Pleasant-Avenue-West-Orange-Planner-Report](#)

H. **GENERAL DISCUSSION**

I. **PUBLIC COMMENT**

J. **ADJOURNMENT**

****THE NEXT REGULAR PLANNING BOARD MEETING WILL BE
WEDNESDAY January 8, 2025 AT 7:30 P.M. ****