



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
Councilwoman Susan Scarpa
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

February 12, 2025
7:30 P.M.

West Orange Planning Board Meeting, Wed. 2/12/2025 @ 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/81478701561?pwd=iKmyMWxSEH5mOY7y6mnzWsNx9b9ovo.1>

Telephone: Dial: US: 646-931-3860 Webinar ID: 814 7870 1561 Password: 498196

(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 **February 26, 2025 at 6:30 P.M in person.**

- The next Planning Board regular meeting will be held **March 12, 2025 at 7:30 P.M via Zoom.**

D. ROLL CALL

E. MINUTES & RESOLUTIONS

- [PB-20-03-Alpert-Group-Extension-of-Time-Resolution-3-6-2024](#)

F. SWEARING IN

- The Township Professional(s) sworn in.

G. APPLICATIONS

- **PB-24-19 TheWayMaker LLC**

Block: 106 Lot: 20.03 Zone: R-1

40 Eagle Ridge Way

The applicant, TheWayMaker, LLC, proposes to undertake site work on a lot with an existing one-family dwelling. The proposed site work includes the installation of a subsurface chamber infiltration basin in the rear yard, as an enhancement to a previously approved stormwater seepage pit detention system.

[23-1345-008---PB-24-19---40-Eagle-Ridge-Way---Engineering-Review](#)

[40-Eagle-Ridge-Way---West-Orange---Planner-Report](#)

[40-EagleRidge-Way-Board Attorney Letter](#)

[210210 Roberts-Topographical-Survey](#)

[230310---40-Eagle-Ridge-Way---West-Orange---FINAL-SURVEY](#)

[14078/240916 40-ERW-Stormwater-Report-FULL](#)

[240917 40-ERW-Full-Civil-Set](#)

[Noticing-Documents](#)

[THEWAYMAKER-200-FOOT-LIST-AND-UTILITIES](#)

[THEWAYMAKER-LETTER-OF-EXPLANATION-AND-G-COMPLIANCE](#)

[THEWAYMAKER-SITE-PLAN-APPLICATION-91824](#)

[THEWAYMAKER-TRANSMITTAL-LETTER-9-18-24](#)

[THEWAYMAKER-VARIFICATION-OF-TAXES-PAID](#)

[WayMaker-letter - Board Attorney Letter \(Dated 12.4.24\)](#)

[23-1345-008-PB-24-19-40-Eagle-Ridge-Way-Engineering-Review-Revised-8-Jan 2025](#)

[Affidavit-of-Mailing-and-Publication-11625](#)

[EX-I-1](#)

[EX-Pool-1-Temp-Drainage--Control-Berm](#)

[EX-Pool-2-Temp-Drainage-Control-Berm](#)

[EX-Pool-3-Uncovered-Boulder-Wall](#)

[EX-Pool-4-Uncovered-Boulder-Wall](#)

[EX-Pool-5-Historical-Photo-of-Boulder-Wall-Google-Earth-July-4-2007](#)

[EX-Pool-6-West-Orange-Approved-Grading-and-Drainage-Builders-Copy-3623](#)

[EX-Pool-7-Zayibeth-Stormwater-Drainage-and-Grading-Review-Memo-3323](#)

[EX-Pool-8-Full-Matarrazo-Drainage-System-Approved-by-Town-3623](#)

[EX-Pool-9-Installation-of-Approved-Drainage](#)

[EX-Pool-10-Township-Project-Inspection-Activity-Reports](#)

[EX-DD-1-Historical-Imagery](#)

[EX-DD-2-CP-Authorizing-Resolution](#)

[EX-DD-3-HPE-Pipe-from-CP-under-ERW-to-Ditch](#)

[EX-DD-4-HPE-and-RCP-Daylight-into-Ditch-on-40-side-of-Eagle-Ridge-way](#)

[EX-DD-5-ERW-Flooding-CP-Pipe-Clogged](#)
[EX-DD-6-CP-Tree-Missing-Son-1-31724](#)
[EX-DD-7-CP-Tree-Missing-Son-2](#)
[EX-DD-8-RC-email-to-CP-about-falling-trees-and-flooding](#)
[EX-DD-10-CP-Cleaning-out-clogged-ditch-and-pipe-under-ERW](#)
[EX-DD-11-Deficiency-Notice-SCD-Add-Rip-Rap-112223](#)
[EX-DD-12-Rip-Rap-in-Drainage-ditch](#)
[EX-DD-13-Pre-existing-twin-12-inch-clay-pipes](#)
[EX-DD-14a-IMG 7020](#)
[EX-DD-14b-7020-mov-info-2021](#)
[EX-DD-15a-IMG 7021](#)
[EX-DD-15b-7021-mov-info-10302021](#)
[EX-DD-16-Water-from-Lewellyn-Park-into-elliptical-pipe](#)
[EX-DD-17-Kessler-email-to-Town-32524--40-Diverting-Water-to-LP](#)
[EX-DD-18-Zayibeth-forwarding-Kessler-ltr-to-SCD-with-inaccurate-narrative-32824](#)
[EX-DD-19-SCD-email-41024-no-overflow-from-seepage-tank](#)
[EX-DD-20-RC-email-to-Kessler-12823-to-meet-and-resolve](#)
[EX-DD-21-121923-RC-email-to-town-clarifying-issues-raised-by-Kessler](#)
[EX-DD-22-20250112-Ltr-to-Andy-Jane-Kessler-re-Berm-and-Trees-of-Heaven](#)
[EX-Flow-1-71924-email-no-interim-solution](#)
[EX-Flow-2240719 JC JF Memo](#)
[Condo-Deed-Easement-to-ERW-Residents-81589](#)
[Lepore-Approval-of-Stratton-Grading-plan-including-steep-slopes](#)
[Steep-Slope-vs-Proposed-Drainage-System](#)

H. GENERAL DISCUSSION

I. PUBLIC COMMENT

J. ADJOURNMENT

****THE NEXT REGULAR PLANNING BOARD MEETING WILL BE
WEDNESDAY March 12, 2025 AT 7:30 P.M. ****