



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

Department of Planning and Development

SUSAN McCARTNEY
Mayor

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Planning Board Secretary

Dr. Robert Bagoff, *Chairman*
Jerry Guarino, *Vice-Chairman*
Mayor Susan McCartney
Councilwoman Susan Scarpa
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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

March 12, 2025
7:30 P.M.

West Orange Planning Board Meeting, Wed. 3/12/2025 @ 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/87620464925?pwd=sLFzM9rjU3D0bcdOyUUQi3Niy1eVe.1>

Telephone: Dial: US: 646-931-3860 Webinar ID: 876 2046 4925 Password: 200460

(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 **March 19, 2025** at **6:30 P.M** in person.

- The next Planning Board regular meeting will be held **April 2, 2025** at **7:30 P.M** via Zoom.

D. ROLL CALL

E. EXECUTIVE SESSION

[Summons](#)

[Filed-Complaint-with-Exhibit](#)

F. MINUTES & RESOLUTIONS

[12-11-2024-WO-PB-Draft-Minutes](#)

[1-8-2025-WO-PB-Draft-Minutes](#)

[2-5-25-WO-PB-Draft-Minutes](#)

G. SWEARING IN

- The Township Professional(s) sworn in.

H. APPLICATIONS

• **PB-24-14 172-174 Main Street LLC**

Block: 83 Lot: 1&5.01 Zone: B-1

172-174 Main Street

The applicant, 172-174 Main Street, LLC, proposes to construct a 3rd floor addition to an existing 2- story building and convert the building to a mixed-use building. The proposed mixed-use building will contain 2,824-SF of office space on the 1st floor and a total of seven (7) residential units on the 2nd and 3rd floor. Additionally, twenty-six (26) existing on-site parking spaces will also be provided. ***(The applicant has requested to be adjourned to the April 2, 2025 Planning Board regular meeting).***

[Preliminary-Planner-Review---172-174-Main-Street---West-Orange---8-13-2024](#)

[Proof-of-Taxes](#)

[200-Radius-Map-and-List-of-Property-Owners](#)

[172-174 Main Application](#)

[172-174-Main-Street---West-Orange---SPRAB-Report---11-12-2024](#)

[172-174-Main-Street---West-Orange---Planner-Report---9-24-2024](#)

[172-Main---WO-Survey-of-Land-](#)

[24-010 ISSUED-FOR-ZONING](#)

[23-1345-001---PB24-14---172-174-Main-St---Engineering-Review](#)

[Cox24-010 issued-for-zoning](#)

[Submission-Letter-Received-9-18-24](#)

[Submission-Letter---Dated-1-22-25](#)

[E24-01108-Site-Plan-West-Orange](#)

[14168/24-010 issued-for-zoning reduced resubmit012325](#)

[CoxAff-Pub](#)

[CoxAff-of-Service](#)

[A1---Architect-Exhibit](#)

[Photographs provided by residents of 10 and 14 Edgehill Court, Llewellyn Park](#)

[Photographs provided by residents of 10 and 14 Edgehill Court, Llewellyn Park](#)

[Photographs provided by residents of 10 and 14 Edgehill Court, Llewellyn Park](#)

[Photographs provided by residents of 10 and 14 Edgehill Court, Llewellyn Park](#)
[2025-02-18-Traffic-Assessment_172-174-Main-St](#)
[Planning-Exhibits-for-172-174-Main-Street-West-Orange-NJ](#)
[A1---Architect-Exhibit](#)
[Adjournment-Letter---Received-3-11-25](#)

- **PB-20-03/The Alpert Group, LLC**

18 Central Avenue

Block: 9; Lots: 32, 36; Zone: Central Valley Corridor Redevelopment Area

Mixed use project with 94 residences, 1223 of amenity, 3640 sf of commercial space and related infrastructure.

[Extension-Request---Received-2-13-25](#)
[PB 20-03 Alpert Group \(Signed Resolution\)](#)
[Noticing Documents](#)

- **PB-25-01 West Orange Community House**

250-252 Main Street

Block:114 Lot: 78

The applicant, Paul Cito – West Orange Community House proposes to construct an exterior stairway on the southern side of the existing two-story building. The applicant does not propose to change the exterior of the building nor to impact impervious coverage or any other element of the property, as part of this application

[Application](#)
[Checklist](#)
[Survey-Hingos](#)
[200-ft-list](#)
[Verification-of-Taxes](#)
[Architect-Site-Plan-and-Metal-Stair-Plan](#)
[250-252-Main-Street---PB-25-01---West-Orange---Planner-Report---2-20-2025](#)
[PB-25-01---250-252-Main-Street_Engineering-Review](#)
[Proof-of-Ad](#)
[Legal-Notice-Receipt](#)
[Legal-Affidavit](#)
[AFFIDAVIT-OF-SERVICE-COPIES-OF-CERTIFIEDS](#)
[227-Star-Ledger-Invoice](#)
[Revised Architectural Plans - Received 3-7-2025](#)

- **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-ellipitcal-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](#)
[250228 JBC Cohn Letter](#)
[Daily Field Report](#)
[CED 24006174A 250227 FSD AHE Geotechnical-Data-Report](#)
[Ltr-to-Board-Secretary-3-10-25](#)
[Board Engineer Response to Llewellyn Park Attorney Letter](#)
[LETTER-3-12-25-to-Chair-and-McGovern-TheWayMaker-LLCRC1](#)

I. **GENERAL DISCUSSION**

J. **PUBLIC COMMENT**

K. **ADJOURNMENT**

****THE NEXT REGULAR PLANNING BOARD MEETING WILL BE
WEDNESDAY April 2, 2025 AT 7:30 P.M. ****