



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*
Mayor Susan McCartney
Councilwoman Susan Scarpa
Ken Alper
William B. Wilkes II,
Lee D. Klein, PE PTOE
Christopher Morgan, Sr
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

May 7, 2025
7:30 P.M.

West Orange Planning Board Meeting, Wed. 5/7/2025 @ 7:30 pm
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/83955746202?pwd=kt987kY5zbZjQHc4Db7pVQQov4rp2h.1>

Telephone: Dial: US: 646-931-3860 Webinar ID: 839 5574 6202 Password: 817369

(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 **June 4, 2025, at 6:30 P.M** in person.

D. ROLL CALL

E. MINUTES & RESOLUTIONS

- [PB-24-19-TheWayMaker-LLC---40-Eagle-Ridge-Way---Draft-Resolution](#)
- [1-22-25-WO-PB-Draft-Minutes](#)

F. SWEARING IN

- The Township Professional(s) sworn in.

G. ORDINANCE REVIEW

- [2918-25-STORMWATER-4825-Revised---Final](#)
- [M PB-Stormwater-Control-Ordinance](#)
- [Stormwater-Ordinance-Amendment---2918-25---Master-Plan-Consistency-Review](#)

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.

[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](#)

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[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](#)
[Checklist](#)
[O1---2021-03-20-Aerial-Pre-Development](#)
[O2---2023-03-21-aerial-during-construction](#)
[O3---West-Orange-Exhibit-March-30](#)
[Pictures from resident at 10 Edgehill Court \(1\)](#)
[Pictures from resident at 10 Edgehill Court \(2\)](#)

- **PB-25-02 Orange Prospect LLC**

Block: 151 Lot: 17.01 Zone: B-2

111 Prospect Avenue

The applicant, Orange Prospect, LLC, proposes the reconstruction of the existing driveway, walking path, and valet parking area, as well as renovations to the main building at the existing restaurant/banquet facility.

[Compiled-PB-Application-Package-w-Exhibits](#)
[2025-01-31---Site-Plan-SIGNED](#)
[2024-12-23---The-Estate-Phase-FP-and-Elev-for-Board-1](#)
[2024-12-27---Maintenance-Manual-1](#)
[Boundary-Topographic-Survey-2012-29-02-signed](#)
[Stormwater-Report-1](#)
[111-Prospect-Avenue---West-Orange---Planner-Report---3-20-2025](#)
[23-1345-014---PB25-02---111-Prospect-Ave---Engineering-Review](#)
[111-Prospect-Avenue---West-Orange---SPRAB-Report---4-9-2025](#)
[Orange-Prospect-The-Manor---Affidavit-of-Service-May-2025](#)
[PB-25-02-Orange-Prospect-LLC---WO-Pedestrian-Safety-Advisory-Board](#)

I. **GENERAL DISCUSSION**

J. **PUBLIC COMMENT**

K. **ADJOURNMENT**

****THE NEXT REGULAR PLANNING BOARD MEETING WILL BE
WEDNESDAY, June 4, 2025, AT 6:30 P.M. ****