



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
Frank Noborine
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*

DRAFT **AGENDA**

TOWNSHIP OF WEST ORANGE PLANNING BOARD MEETING

**July 2, 2025
7:30 P.M.**

West Orange Planning Board Meeting, Wed. 7/2/2025 @ 7:30 pm

Please click the link below (or copy and paste into your browser) to join the meeting and enter the password when prompted:

<https://us06web.zoom.us/j/84824000608?pwd=2kTJNiKM3w0LXYbMJBGMbBBjd4aUZ1.1>

Telephone: Dial: US: 646-931-3860 Webinar ID: 848 2400 0608 Password: 604710

(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 **August 6, 2025**, at **7:30 P.M** via Zoom.

D. ROLL CALL

E. MINUTES & RESOLUTIONS

F. SWEARING IN

- The Township Professional(s) sworn in.

G. APPLICATIONS

- **PB-25-05 WO Board of Education**

Block: 172 Lot: 29.01 Zone: 29.01

9 Manger Road

The applicant is proposing a new paved playground and modular building with six classrooms for pre-k.

[Application-6-12-25](#)

[20253-005-Mt-Pleasant-School-Paved-Playground](#)

[20253-004-Mount-Pleasant-Elementary-Temp-Classrooms](#)

[4418_Planning-Board_6-9-25](#)

- **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 \(2\)](#)
[24-010 issued-for-zoning REVISED JULY2025](#)
[24-010_BuildingSubcodeLetter_061625](#)
[E24_01108_CompleteFiletoWOPB_6_19_25](#)

H. GENERAL DISCUSSION

I. PUBLIC COMMENT

J. ADJOURNMENT

****THE NEXT REGULAR PLANNING BOARD MEETING WILL BE
WEDNESDAY August 6, 2025 AT 7:30 P.M. ****