

**MINUTES  
TOWNSHIP OF WEST ORANGE  
PLANNING BOARD MEETING  
June 4, 2025, 6:30 P.M.**

The Township of West Orange Planning Board held its special meeting on June 4, 2025, at 6:30 P.M. in person.

*Chairman Bagoff* called the meeting to order at approximately 6:30 P.M. He announced that notification of the meeting was given to the Township Clerk, and posted on the Township Bulletin Board, sent to the West Orange Chronicle and the Star-Ledger, and posted on the Township's website calendar. 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.

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**PLEDGE OF ALLEGIANCE**

- *Chairman Bagoff* requested that all persons stand for the Pledge of Allegiance.

**ANNOUNCEMENTS**

- The next Planning Board special meeting will be held on **Wednesday, July 2, 2025, at 7:30 P.M.**

**ROLL CALL**

**PRESENT:** Dr. Robert Bagoff; Mr. Jerry Guarino; Mr. Ken Alper; Mr. John Cardoza; Mayor Susan McCartney; Mr. Frank Noborine

**ABSENT:** Ms. Lori Kapferer, Mr. Lee Klein, Mr. Christopher Morgan, Councilwoman Susan Scarpa & Mr. William Wilkes

**ALSO PRESENT:** Diana P. McGovern, Esq., Planning Board Attorney;  
Gerry Haizel, Consulting Town Planner;  
Mr. Ryan MacNeill, Board Engineer;  
Jamilet Baquerizo Vite, Planning Board Secretary

**MINUTES & RESOLUTIONS**

[2-12-25-WO-PB-Draft-Minutes](#)

**Motion:** Chairman Bagoff

**Second:** Mr. Guarino

|               |          |                |            |
|---------------|----------|----------------|------------|
| <b>Alper:</b> | <b>Y</b> | <b>Morgan:</b> | <b>---</b> |
|---------------|----------|----------------|------------|

|                         |            |                  |            |
|-------------------------|------------|------------------|------------|
| <b>Bagoff:</b>          | <b>Y</b>   | <b>Scarpa:</b>   | <b>---</b> |
| <b>Cardoza (Alt.2):</b> | <b>Y</b>   | <b>Noborine:</b> | <b>---</b> |
| <b>Guarino:</b>         | <b>Y</b>   | <b>Wilkes:</b>   | <b>---</b> |
| <b>Kapferer:</b>        | <b>---</b> |                  |            |
| <b>Klein:</b>           | <b>---</b> |                  |            |
| <b>Mayor McCartney:</b> | <b>Y</b>   |                  |            |

3-12-25-WO-PB-Draft-Minutes

**Motion:** Chairman Bagoff

**Second:** Mayor McCartney

|                         |            |                  |            |
|-------------------------|------------|------------------|------------|
| <b>Alper:</b>           | <b>Y</b>   | <b>Morgan:</b>   | <b>---</b> |
| <b>Bagoff:</b>          | <b>Y</b>   | <b>Scarpa:</b>   | <b>---</b> |
| <b>Cardoza (Alt.2):</b> | <b>Y</b>   | <b>Noborine:</b> | <b>---</b> |
| <b>Guarino:</b>         | <b>Y</b>   | <b>Wilkes:</b>   | <b>---</b> |
| <b>Kapferer:</b>        | <b>---</b> |                  |            |
| <b>Klein:</b>           | <b>---</b> |                  |            |
| <b>Mayor McCartney:</b> | <b>Y</b>   |                  |            |

3-12-25 WO PB Draft Executive Minutes

**Motion:** Chairman Bagoff

**Second:** Mr. Guarino

|                         |            |                  |            |
|-------------------------|------------|------------------|------------|
| <b>Alper:</b>           | <b>Y</b>   | <b>Morgan:</b>   | <b>---</b> |
| <b>Bagoff:</b>          | <b>Y</b>   | <b>Scarpa:</b>   | <b>---</b> |
| <b>Cardoza (Alt.2):</b> | <b>Y</b>   | <b>Noborine:</b> | <b>---</b> |
| <b>Guarino:</b>         | <b>Y</b>   | <b>Wilkes:</b>   | <b>---</b> |
| <b>Kapferer:</b>        | <b>---</b> |                  |            |
| <b>Klein:</b>           | <b>---</b> |                  |            |
| <b>Mayor McCartney:</b> | <b>Y</b>   |                  |            |

PB-25-02-Orange-Prospect-LLC---Draft-Resolution

**Motion: Chairman Bagoff**

**Second: Mr. Guarino**

|                         |            |                  |            |
|-------------------------|------------|------------------|------------|
| <b>Alper:</b>           | <b>Y</b>   | <b>Morgan:</b>   | <b>---</b> |
| <b>Bagoff:</b>          | <b>Y</b>   | <b>Scarpa:</b>   | <b>---</b> |
| <b>Cardoza (Alt.2):</b> | <b>Y</b>   | <b>Noborine:</b> | <b>---</b> |
| <b>Guarino:</b>         | <b>Y</b>   | <b>Wilkes:</b>   | <b>---</b> |
| <b>Kapferer:</b>        | <b>---</b> |                  |            |
| <b>Klein:</b>           | <b>---</b> |                  |            |
| <b>Mayor McCartney:</b> | <b>Y</b>   |                  |            |

**SWEARING IN**

- The Township Professional(s) sworn in.

**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.

**\*The transcript below of the hearing dated June 4, 2025, is the full record of the hearing and is attached hereto as the minutes of the meeting. \***

[PB-24-01 West Essex Highlands - Transcript from 6-4-25 Compressed](#)

**\*The Application has been carried to the next Planning Board special meeting on June 23, 2025, without further notice\***

[O14---Princeton-Hydro-PowerPoint-Widescreen-Template](#)

**Meeting adjourned at 9:30 P.M.**

**ADOPTED: 8/13/2025**

  
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Jamilet Baquerizo Vite,  
Planning Board Secretary