



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
Frank Noborine.
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
Matrix New World Engineering, Consulting Engineer
Geniece Gary-Adams, Director of Planning and Development/Zoning Official

AGENDA

**TOWNSHIP OF WEST ORANGE
PLANNING BOARD MEETING
September 3, 2025
6:30 P.M.**

IN THE COUNCIL CHAMBERS

West Orange Planning Board Meeting, Wed. 9/3/2025 @ 6:30 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/89235814915?pwd=GdvuZ5jLzocVNUE7jIHhIkwpc35c.1>

Telephone: Dial: US: 929-205-6099 Webinar ID: 892 3581 4915 Password: 870341

PUBLIC COMMENT IN PERSON ONLY

(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 **on September 10, 2025**, at **6:30 P.M.** in person.
- The next Planning Board regular meeting will be held **on October 1, 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-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.

[200-POL--Verona](#)

[200-POL--West-Orange](#)

[200-POL--Essex-Fells](#)

[Architectural-Plans](#)

[Cover-Submission-Letter-December-28-2023](#)

[Drainage-Report](#)

[Engineering-Plans---2](#)

[April-5-2006-Planning-Board-Resolution](#)

[February-2-2005-Planning-Board-Resolution](#)

[May-5-2005-Planning-Board-Resolution-Block-166-Lots-702-and-8](#)

[May-5-2005-Planning-Board-Resolution-Block-167-Lots-25-2501-30-3001-3002-3003-3004-3005](#)

[SPRAB-report-PB-24-01---West-Essex-Highlands-Inc](#)

[Survey](#)

[Tax-Collector-Certification](#)

[Written-Proposal](#)

[PB-24-01-West-Essex-Highlands-Inc---Application-and-Relevant-Documents](#)

[GH-WEST-ESSEX---REVISED-ARCH-PB-SET-05-13-2024-1](#)

[WEH---Full-Civil-Set---Submission-2---5-13-24-SITE-PLANS](#)

[96-20-Agreement-WEHI-Fair-Share-Housing---Final----FE-71220](#)

[96-20-WEHI-Fair-Share-Housing---Final----FE-71220](#)

[West-Essex-Highlands---West-Orange---Planner's-Report---6-30-2024](#)

[CME Associates - Review #1](#)

[WEH---Full-Civil-Set---Submission-2---7-1-24](#)

[Traffic-Report](#)

[Revised-Stormwater-Management-Report](#)

[6-27-2024-Anderson-Memo-in-Response-to-CME-Review-Letter](#)
[West-Orange-WEHI- Environmental-preliminary-report](#)
[Deer-Fence-Design-Specifications-final](#)
[De-Minimis-Exception-Request-Letter-7-18-2024](#)
[PB-24-01-West-Essex-Highlands---DEP-Application](#)
[Application-for-an-Extension-of-Letter-of-Interpretation-Line-Verification](#)
[Resubmittal-of-Application-for-a-Flood-Hazard-Area-Individual-Permit](#)
[PROOF-OF-SERVICE-PACKAGE-TO-PLANNING-BOARD-WEST-ESSEX-](#)
[HIGHLANDS-INC](#)
[PB-24-01---West-Essex-Highlands-LLC---Traffic-Review--1---2024.07.26](#)
[CME-Associates---Review-2](#)
[Environmental-Commission-Report---Dated-07-29-24](#)
[West-Essex-Highlands---Fire-Chief-8-1-2024](#)
[Geotech-Report-02-12-2024](#)
[Geotech-Report-04-04-2024](#)
[Geotech-Report-04-19-2021](#)
[Geotech-Report-05-23-2023](#)
[Tree Report Complete File - Updated 10.15.24](#)
[Supplemental Report](#)
[Duke Farms Video](#)
[O3 - WEHI-Tree-Removal-Plan-2010](#)
[A1---Civil-Engineer-Exhibit-Dated-73024](#)
[A2---Architect-Exhibit-Dated-73124](#)
[A3---Architect-Exhibit-Foundation-Exposure](#)
[A4 - Exhibit - DEP Email](#)
[2025-01-14-West-Essex-Highlands-Development-Building-D-Slope-Stability-](#)
[Study](#)
[Exhibit-O1- Boswell Engineering - Verona-Report](#)
[Exhibit-O2 - Resolution-No-2024-150-Township-of-Verona](#)
[Exhibit-O4-West-Essex-Highlands-Affordable-Housing-Development-2023](#)
[Exhibit-O5---2151002Princeton-Hydro-West-Essex-Stormwater-Comments-](#)
[202401115](#)
[Exhibit-O6---Emile-Dominick-CV---February-2025](#)
[Exhibit-O7---West_Orange_Forest_Core_Map_2025_02_05](#)
[O13 - West-Orange-DeVito-Slide-Presentation-32525](#)
[2151002Princeton-Hydro-West-Essex-Stormwater-Comments-to-Planning-](#)
[Board-20250310](#)
[NJDEP-LOI-EXT-MOD-11-18-24](#)
[NJDEP-LOI-EXT-11-15-24](#)
[NJDEP-FWW-LOI-LV-12-27-19](#)
[NJDEP-FWW-GP-FHA-IP-11-15-24](#)
[Site-Plan - Revised to 10-28-2024](#)
[Stormwater Management Report, Revised to 10-28-2024](#)
[NOTICE-TO-PO-FINAL-HEARING-DATE-OF-4-30-25](#)
[PROOF-OF-SERVICE-PACKAGE-PART-1](#)
[PROOF-OF-SERVICE-PACKAGE-PART-2](#)
[O14---Princeton-Hydro-PowerPoint-Widescreen-Template](#)
[2025-06-18-WEH-Slope-Stability-Analysis-Letter-Report](#)
[CME-Associates---Review-3](#)
[De-Minimis-Exception-Request-Letter-6-30-2025](#)

[O8---Wetland-drainage-area](#)
[O9---Wetland-drainage-area-Removed](#)
[O10---DA-1-Red-Arrows](#)
[O11---sample-test-pit-log](#)
[O12---West-Orange-Butler-Presentation-April-2025](#)
[O16---Goll Geoff CV](#)
[O17---West_Essex_Highlands_Geotech_Slope_Stability_Review_20250716](#)
[O18---After-Heavy-Rains-Canoe-Brook-Flodding-12-18-25-date-of-video](#)
[O19---West-Essex-Highlands-Brush-Fire-Closes-Oval-Road](#)
[O20---VEC-R25-01_Preserve-West-Orange-120-Acres](#)
[O15---Tractenberg-Highlands-map](#)
[O21---West-Essex-Highlands-Geotech-Slope-Stability-Model-Memo---20250812pdf](#)
[2025-08-15---WEH---SWM-CME-Memo](#)
[O22-A-Geospatial-Smart-Growth-Analysis-of-the-West-Essex-Highlands-Project](#)
[O23-South-Orange-Environmental-Commission-Letter](#)
[024-Letter-from-WOEC---Copy](#)
[O25-Resolution-from-WOEC](#)
[O26-Michelle-Byers---NJ-Environmental-Foundation-Presentation](#)

H. GENERAL DISCUSSION

I. PUBLIC COMMENT

J. ADJOURNMENT

****THE NEXT REGULAR PLANNING BOARD MEETING WILL BE
WEDNESDAY, October 1, 2025 AT 7:30 P.M. ****