

**MINUTES  
TOWNSHIP OF WEST ORANGE  
PLANNING BOARD MEETING  
September 17, 2025, 6:30 P.M.**

The Township of West Orange Planning Board held its special meeting on September 17, 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 regular meeting will be held on **Wednesday, October 22, 2025, at 6:30 P.M. in person.**

**ROLL CALL**

**PRESENT:** Dr. Robert Bagoff; Mr. Jerry Guarino; Mr. Ken Alper;  
Councilwoman Susan Scarpa; Ms. Lori Kapferer; Mayor Susan  
McCartne; Mr. Lee Klein; Mr. William Wilkes;

**ABSENT:** Mr. Christopher Morgan; Mr. John Cardoza; Mr. Frank Noborine;

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

**MINUTES & RESOLUTIONS**

**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 September 17, 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 9-17-25 Compressed](#)

**\*The Application has been carried to the next Planning Board regular meeting on October 22, 2025, without further notice\***

[A5 - Companion-Exhibit-to-9-15-2025-Langan-Report](#)

[A6 - Easement-Agreement](#)

**Meeting adjourned at 10:40 P.M.**

**ADOPTED: 10/22/25**

  
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Jamilet Baquerizo Vite,  
Planning Board Secretary