



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
Heyer, Gruel & Associates, 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 November 5, 2025 7:30 P.M.

West Orange Planning Board Meeting, Wed. 11/5/2025 @ 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/86924655862?pwd=GtHmORdbGNPD77f85z2C53K6qXxRlx.1>

Telephone: Dial: US: 646-931-3860 Webinar ID: 869 2465 5862 Password: 427837

(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 November 10, 2025**, at **6:00 P.M.** in person.
- The next Planning Board regular meeting will be held **on December 3, 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-25-08 Turtle Back Zoo/Timber Barn**

Block: 163 Lot: 1 Zone: R-1

560 Northfield Avenue

The applicant is looking to install a timber barn within the existing giraffe exhibit area.

[Engineer Review Memo](#)

[PB-25-08_Planning-Courtesy-Review_Turtle-Back-Zoo - Planner's Report](#)

[Hoof-Stock-Barn-Summary](#)

[Hoof-Stock-Barn-FORM-PB-ZBA-Application](#)

[528055-hoofstock-barn-renderings-4-2025-08-29](#)

- **PB-25-03 Kantor**

Block: 166.13 Lot: 1 Zone: RC

9 Schindler Terrace

The applicant is proposing to expand an existing deck, which extends 5' from the property to a deck that extends 10' from the property.

[Kantor-Application-and-Checklist-2025-04-03](#)

[1250116Variance-Submission-Rev01-Reduced-2025-05-06](#)

[1250116Variance-Submission-Rev01-Sheet01-Detail-2025-05-06](#)

[Kantor-Taxes-Current](#)

[Livingston-Properties-within-200-Feet](#)

[Reasons-for-Relief & Proposal](#)

[West-Orange-Properties-Within-200-Feet](#)

[PB-06-16-Normandie-Estates---Schindler-Terrace](#)

[Signed-Approval-Letter-for-Application-of-Variance](#)

[PB-25-03---9-Schindler-Terrace---Engineering-Review-June-23-2025](#)

[PB-25-03---9-Schindler-Terrace---West-Orange---Planner-Report---6-6-2025](#)

[Noticing-Documents](#)

H. GENERAL DISCUSSION

I. PUBLIC COMMENT

J. ADJOURNMENT

****THE NEXT REGULAR PLANNING BOARD MEETING WILL BE
WEDNESDAY, December 3, 2025 AT 7:30 P.M. ****