

**DRAFT
MINUTES
TOWNSHIP OF WEST ORANGE
PLANNING BOARD MEETING
October 3, 2025, 4:00 P.M.**

The Township of West Orange Planning Board held its regular meeting on October 3, 2025, at 4:00 P.M. via virtual ZOOM videoconference.

Chairman Bagoff called the meeting to order at approximately 4:00 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 5:00 P.M.

PLEDGE OF ALLEGIANCE

- *Chairman Bagoff* requested 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.**
- The next Planning Board special meeting will be held on **Wednesday, October 29, 2025, at 6:30 P.M in person.**
- The next Planning Board regular meeting will be held on **Wednesday, November 5, 2025, at 7:30 P.M via Zoom.**

ROLL CALL

PRESENT: Dr. Robert Bagoff; Mr. Jerry Guarino; Mr. Ken Alper; Mr. John Cardoza (4:11 PM); Mr. William Wilkes; Mr. Lee Klein; Mr. Christopher Morgan, Sr.; Mr. Frank Noborine; Councilwoman Susan Scarpa; Ms. Lori Kapferer

ABSENT: Mayor Susan McCartney;

ALSO PRESENT: Diana P. McGovern, Esq., Planning Board Attorney;
Jamilet Baquerizo Vite, Planning Board Secretary

APPLICATIONS

- **RESOLUTION APPOINTING THE FIRM HEYER GRUEL & ASSOCIATES AS CONSULTING PLANNERS TO THE PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE FROM OCTOBER 2, 2025, TO DECEMBER 31, 2025**

PRESENTATION

- Chairman Bagoff entered on the record and said that Nishuane Group LLC resigned as

the planning board planner. The firm Heyer, Gruel and Associates did the 4th Round Affordable Housing Plan presentation, and will review the remainder of the planning board applications until the end of the year 2025, which also includes taking over the West Essex Highlands application.

- Heyer, Gruel, and Associates will review all the materials for the West Essex Highlands application and provide a fee for their review.
- It has been confirmed by the applicant, West Essex Highlands, that they will pay the new planner through escrow once they review all the materials of the application.
- Diana McGovern said that there is a separate contract being reviewed by the council regarding their work for the Affordable Housing Element Plan, which is separate from the contract made for the West Essex Highlands application.

BOARD QUESTIONS

- Mr. Alper asked if there is a point where there will be an RFP for the next calendar year, so the board has a planner for the first meeting of the year. Chairman Bagoff said that it is up to the mayor.
- Councilwoman Scarpa asked if it is possible to keep Heyer, Gruel, and Associates for the West Essex Highlands application if the application goes beyond January. Chairman Bagoff said that it is possible.

NO BOARD COMMENTS

Motion: Chairman Bagoff

Second: Mr. Guarino

Alper:	Y	Morgan:	Y
Bagoff:	Y	Scarpa:	Y
Cardoza (Alt.2):	Y	Noborine:	Y
Guarino:	---	Wilkes:	Y
Kapferer:	Y		
Klein:	A		
Mayor McCartney:	---		

- **MEMORIALIZATION OF THE RESOLUTION APPOINTING THE FIRM HEYER GRUEL & ASSOCIATES AS CONSULTING PLANNERS TO THE PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE FROM OCTOBER 2, 2025, TO DECEMBER 31, 2025**

Motion: Chairman Bagoff

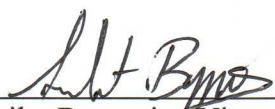
Second: Mr. Alper

Alper:	Y	Morgan:	Y
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Bagoff:	Y	Scarpa:	Y
Cardoza (Alt.2):	Y	Noborine:	Y
Guarino:	---	Wilkes:	Y
Kapferer:	Y		
Klein:	A		
Mayor McCartney:	---		

Meeting adjourned at 4:19 P.M.

ADOPTED: 12/10/25


 Jamilet Baquerizo Vite
 Planning Board Secretary.