



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 January 7, 2026 7:30 P.M.

West Orange Planning Board Meeting, Wed. 1/7/2026 @ 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://us02web.zoom.us/j/87445322675?pwd=Pa3DJ5bliYDtBrGpZlGkTPHFES6KDI.1>

Telephone: Dial: US: 646 931 3860 Webinar ID: 874 4532 2675 Password: 123211

(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 January 14, 2026, at 6:30 P.M.** in person.
- The next Planning Board special meeting will be held **on January 28, 2026, at 6:30 P.M.** in person.
- The next Planning Board regular meeting will be held **on February 4, 2026, at 7:30 P.M.** via Zoom.

D. ROLL CALL

E. ANNUAL REORGANIZATION
[Oath of Office](#)

F. MINUTES & RESOLUTIONS

G. SWEARING IN
 • The Township Professional(s) sworn in.

H. 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.

This matter is being adjourned to a Special Meeting on Wednesday, January 14, 2026, at 6:30 PM in Town Hall. No testimony or comment will be taken at this meeting.

***Public comment is expected to begin after the completion of witness testimony at the Special Meeting on January 14, 2026. ***

[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](#)
[O27-Letter-from-Seth-Weisleder--8-25-25](#)
[O28-Litwornia-West-Essex-Highlands-Traffic-Report-82225-FINAL](#)
[O28A---Litowrnia-NJAC-powerpoint-82225](#)
[O29---Litwornia-West-Essex-Highlands-Water-Report-82225](#)
[Langan-Rebuttal-Report-9-15-2025](#)
[A5 - Companion-Exhibit-to-9-15-2025-Langan-Report](#)
[A6 - Easement-Agreement](#)
[A7\(1\) Oval-Road-Easement](#)
[A7\(2\) Easement Agreement Letter 10-22-2025](#)
[2025-10-29---WEH---CME Traffic-Memo](#)
[25-10-28---CME Slope-Stability-Review](#)
[O30---Princeton-Hydro-Report---Dated-9-3-25](#)
[O31---Email-from-Essex-Fells-Mayor-Dated-10-29-25](#)
[O32---Resolution-adopted-by-the-WOPB-on-November-9-1984](#)
[O33---Agreement-among-WO-Essex-Fells-West-Essex-Developers-and-the-Essex-Fells-Country-Club](#)
[O34---Essex-Fells-Ordinance-adopted-August-18-1987](#)
[O35---March-9-2006-Letter-from-Essex-Fells-Borough-Administrator-to-the-WO-Township](#)
[O36-Email-from-Mr-Kleinberg](#)
[O37---Mr.-Kleinberg-Site-Plan-with-marking](#)
[West Essex Highlands, LLC - Sanitary Sewer Review #1](#)
[O38-Email-from-Nov-13-2025-to-Dec-9-2025-between-Mr-Kleinberg-and-Mr-Seele](#)

- **PB-25-04 Blue Violet Grow Inc**

Block: 62 Lot: 22.01 Zone: I

76 Ashland Avenue

The applicant is proposing to operate a cannabis cultivation and manufacturing facility on the subject premises, which is located in the I industrial Zone.

[PB-25-04-Application-and-Plans](#)

[Sustainability-Checklist-Form_76-Ashland-West-Orange-NJ_062425-f](#)

[PB-24-05-Yerrr-Canna---Adopted-Resolution](#)

[Checklist-MSP-2025-06-30-DSig](#)

[76-Ashland-Avenue-Site-2025-06-30-Site-Plan-REV-FINAL-DSig](#)

[76-Ashland-Avenue-Site-2025-06-30-Lighting-REV-FINAL-DSig](#)

[76-Ashland-Avenue---Blue-Violet-Grow-LLC---West-Orange---Planner-Report](#)

[PB-25-04---76-Ashland-Avenue---Engineering-Review](#)

[Noticing-Documents](#)

[11102025-PB-25-04-76-Ashland-Ave--Planning-Report--2](#)

[76-Ashland-Avenue-Site-2025-11-21-Site-Plan-FINAL-DSig](#)

[76-Ashland-West-Orange-NJ_Planning-Bd-Submittal_REV-1_112125_SS](#)

[Letter-Blue-Violet-Response-2025-11-21](#)

[357-24-Blue-Violet-Grow-LLC---Reso-of-Local-Support---Cultivation-or-Manufacturing-Business](#)

[2025-11-25_Vite_Engineering-Review-2](#)

[Updated-Noticing-Documents](#)

[12012025-PB-25-04-76-Ashland-Ave--Planning-Report-2](#)

- **PB-25-10 Trader Joe's**

457 Mt. Pleasant Avenue

Block: 157 Lot: 5 Zone: B-2

The applicant proposes to refit and reoccupy approximately 18,768 square feet of existing tenant space within the Main Building, including the approximately 1,522 square foot mezzanine, with a Trader Joe's retail grocery store.

[00---Transmittal-Letter-32294301](#)

[01---WO-PB-Application-Form-32265751](#)

[04---Corporate-Disclosure-Statement-32264441](#)

[05---Owner-Consent-Affidavit--SIGNED--7-31-25-32348781](#)

[06---Previous-PB-and-ZBA-Decisions](#)

[07---Proposal-3229706](#)

[08---Lists-of-Variances-Design-Exceptions-and-Submission-Waivers-32303001](#)

[09---Reasons-for-Relief-3234966](#)

[10---List-of-Plans-and-Exhibits-32305371](#)

[11---Site-Plan-and-Variance-Submission-Checklists](#)

[12---Sustainability-Checklist](#)

[13---Tax-Search-457-Mt-Pleasant-Ave](#)

[14---List-of-Required-Regulatory-Approvals-32305331](#)

[15---Certified-List-of-Property-Owners-Block-157-Lot-5](#)

[16---Existing-and-Proposed-Deed-Restrictions-and-Covenants](#)

[17---Existing-and-Proposed-Easements-or-Dedications](#)

[18---Soil-Removal-Permit-Application-32349281](#)

[19---Tree-Removal-Application](#)
[20---Traffic-Statement-2025-09-19](#)
[21---Stormwater-Mgmt-Report_082025](#)
[22---O-and-M-Manual---NJ23013900---August-2025](#)
[23---Site-Plan](#)
[24---Survey-01-230064-00-ALTA---REV2](#)
[25---Architectural-Plans](#)
[457-MOUNT-PLEASANT-AVENUE-TRADER-JOES-FORESTER-MEMO-PB-25-10](#)
[2025-11-12_Vite_Engineering-Review-Letter](#)
[111225_PB-25-10_457-Mount-Pleasant-Ave_Completeness-Review](#)
[11122025--PB-25-10-457-Mount-Pleasant-Ave--Planning-Review-1](#)
[11262025--PB-25-10-457-Mount-Pleasant-Ave--SPRAB-Review-1](#)
[00---Filing-Transmittal-Letter-3354562](#)
[01---Proposal-3229706-Rev-12-10-2025](#)
[02---Lists-of-Variances-Exceptions-and-Submission-Waivers-3230300-Rev-12-10-2025](#)
[03---Reasons-for-Relief-3234966-Rev-12-10-2025](#)
[04---List-of-Plans-and-Exhibits-3230537-Rev-12-17-2025](#)
[05---Response-to-Technical-Review-Comments-12-17-2025](#)
[06---Opinion-of-Probable-Construction-Costs-12-10-2025](#)
[07---HEPSCD-Certification-2025-09-30](#)
[08---NJDOT-LONI-9-18-2025](#)
[09---Stormwater-Mgmt-Report-122025](#)
[10---Traffic-Statement-12-12-2025](#)
[11---Site-Traffic-Control-Plans-12-10-2025](#)
[12---Site-Plans-12-10-2025](#)
[13---Architectural-Plans-12-12-2025](#)
[12302025--PB-25-10-457-Mount-Pleasant-Avenue-Planning-Review-2](#)
[2025-12-29---CME-Review-1](#)
[Trader-Joe's-West-Orange---Affidavit-of-Service-and-Publication](#)
[TRADER-JOE'S_WEST-ORANGE_LTR-SUBMITTING-AFFIDAVIT-OF-SERVICE](#)

I. GENERAL DISCUSSION

J. PUBLIC COMMENT

K. ADJOURNMENT

****THE NEXT REGULAR PLANNING BOARD MEETING WILL BE
WEDNESDAY, February 4, 2026 AT 7:30 P.M. ****