



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
Council president 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 February 4, 2026 7:30 P.M.

West Orange Planning Board Meeting, Wed. 2/4/2026 @ 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/85356413733?pwd=0mhpBc4NAu50PpWgPP69c3aXO4Pjnx.1>
Telephone: Dial: US: 646 931 3860 Webinar ID: 853 5641 3733 Password: 723835

(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 February 11, 2026, at 6:30 P.M.** in person.
- The next Planning Board special meeting will be held **on February 25, 2026, at 6:30 P.M.** in person.
- The next Planning Board regular meeting will be held **on March 4, 2026, at 7:30 P.M.** via Zoom.

D. ROLL CALL

E. MINUTES & RESOLUTIONS

[4th-Round-HEFSP-Draft-Resolution](#)
[West-Orange-Fourth-Round-HEFSP_adopted-111025_Appendices](#)

F. SWEARING IN

- The Township Professional(s) sworn in.

G. APPLICATIONS

- **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](#)
[TRADER-JOES WEST-ORANGE_LTR-SUBMITTING-HEARING-EXHIBITS-1-8-2026-3373181](#)
[Exhibit-A-1-1-7-2026](#)
[Exhibit-A-2-1-7-2026](#)
[Exhibit-A-3-1-7-2026](#)
[Exhibit-A-4-1-7-2026](#)
[457-MOUNT-PLEASANT-AVENUE-TRADER-JOES-FORESTER-MEMO---Dated-1-21-26](#)
[TRADER-JOES WEST-ORANGE_LTR-SUBMITTING-REVISED-TRAFFIC-STATEMENT3377398](#)
[Traffic Statement - Revised January 15, 2026](#)
[PB-25-10 Forester Memo - Received 2/3/26](#)

I. GENERAL DISCUSSION

J. PUBLIC COMMENT

K. ADJOURNMENT

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