



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

Department of Planning and Development

SUSAN McCARTNEY
Mayor

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Planning Board Secretary

Dr. Robert Bagoff, Chairman
Jerry Guarino, Vice-Chairman
Mayor Susan McCartney
Council president Susan Scarpa
Ken Alper
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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 April 15, 2026 7:30 P.M.

West Orange Planning Board Meeting, Wed. 4/15/2026 @ 7:30 pm
Please click the link below (or copy and paste into your browser) to join the meeting and enter the password when prompted:
<https://us02web.zoom.us/j/86191393347?pwd=VebrHks3CpQYp1tnDZltM3VCkmdZUR.1>
Telephone: Dial: US: 646 931 3860 Webinar ID: 861 9139 3347 Password: 510951

(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 regular meeting will be held **on May 6, 2026, at 6:30 P.M. in person.**

D. ROLL CALL

E. MINUTES & RESOLUTIONS

[10-29-2025 Draft Executive Session Minutes](#)

[12-3-2025 Draft Executive Session Minutes](#)

[1-7-26-WO-PB-Draft-Minutes](#)

[1-14-26-WO-PB-Draft-Minutes](#)

[1-28-26-WO-PB-Draft-Minutes](#)

[2-25-26-WO-PB-Draft-Minutes](#)

F. SWEARING IN

- The Township Professional(s) sworn in.

G. ORDINANCE REVIEW

[2955-26-Amend-Ch-25-Sect-475-Organization-Land-Use-Board-Chair-and-Vice-Chair-Final](#)

[Ord-2955-26--Master-Plan-Consistency- Planner Review](#)

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. ***(The application will be carried to the next Planning Board regular meeting on May 6, 2026, without further notice)***

[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](#)

[O39---Resolution-of-the-EC-Environmental-Commission---Dated-7-2-25](#)
[O40-ECBCC-Res-2025-01125---Amending-Res-2025-1040---Passed-10-22-25](#)
[O40-ECBCC-Res-2025-01040---In-Support-of-the-Preservation-of-the-Forest](#)
[O41-Resolution-of-Approval-Verona-PB---Dated-9-25-80](#)
[O42-Verona-PB-Resolution-Approval---Dated-7-28-83](#)
[O43-Presentation-Created-Using-Google-Maps-and-with-Photos-Taken-by-Seth-Weisleder](#)
[Applicant-Response-letter-to-Diana-McGovern-Esq-dated-3-30-26](#)
[EXHIBIT-A-West-Essex-Highlands-Inc](#)
[EXHIBIT-B-West-Essex-Highlands-Inc](#)

- **PB-24-05 Yerrr Canna, LLC**

Block: 62; Lots: 22.01, 32 & 34; Zone: I
76-82 Ashland Avenue

Application to occupy and develop the existing vacant two-story metal warehouse building space, consisting of approximately 9,482 square feet, into a Class 1 Cannabis Cultivator use with 2,500 square feet of cultivation space on the first floor, to stripe the parking lot and put up a security fence.

[Yerrr-Canna-LLC-Ltr-to-W-Orange-PB-re-Request-for-One-Year-Extension-of-Approvals-41026- w-ENCLs](#)
[PB-24-05-Yerrr-Canna---Adopted-Resolution](#)

- **PB-25-11 525 Northfield Ave LLC**

525 Northfield Avenue

Block: 159.04 Lot: 1.01 Zone: B-2

The applicant is proposing a 4-story mixed-use building containing 1,200 sq. ft commercial space on the ground floor and 95 residential units on the upper floors, and 165 off-street parking spaces.

[Executed-PB-Application-4904-1062-97512](#)
[Executed-Disclosure-and-Consent-Statements-4913-1220-85032](#)
[West-Orange-Application---Tax-and-Sewer-Charge-Certification-4938-7274-22642](#)
[West-Orange-Application---Sustainability-Checklist---complete-4924-1417-48411](#)
[West-Orange-Application---Site-Plan-Checklist-11102025---kak-REVISED-4905-5465-81691](#)
[Tree-Removal-Permit---Checklist-Only-4935-0023-97382](#)
[Tree-Removal-Permit---Application-Only-4905-4954-71305](#)
[Traffic-Impact-Study-11102025-4927-7608-81845](#)
[Stormwater-Management-Report-4898-2292-85031](#)
[Stormwater-Maintenance-Plan-10222025-4920-5008-39592](#)
[Boundary-and-Topography-Survey-4927-0592-03731](#)
[List-of-All-Trees-11172025-4927-9040-95942](#)
[Letter-to-Board-Secretary-11182025-4926-0114-18822](#)
[Letter-to-Board-Secretary-11102025-4932-1098-71275](#)
[Flood-Hazard-Area-Determination-02212025-4924-8773-33672](#)
[Executed-Tree-Removal-Application-4908-7908-10792](#)
[Conditional-Use-Statement-4935-5136-01212](#)
[Civil-Plans-October-22-4933-3434-73811](#)
[Architectural-Schematic-Design-4913-9585-80391](#)

[AF-comment--Application-Addendum-proposal-description-and-reasons-for-relief](#)
[CME Review-2](#)
[CME Review-1](#)
[200-List---as-of-10302025-4923-5149-42622](#)
[525-NORTHFIELD-AVENUE-FORESTER-MEMORANDUM](#)
[Planner's Completeness-Review-1](#)
[Planner's Completeness-Review-2](#)
[Letter-to-Board-Secretary-enclosing-memo-from-Jarmel-Kizel-and-tree-permit-and-](#)
[planning-memo--03022026-4904-1928-84663](#)
[Stonefield-Planning-Memo-02272026-4914-4328-66742](#)
[EIS-waiver-memo-02252026-4908-0095-34901](#)
[CME Review-3](#)
[ANS-Consultants-to-Board-Secretary-01272026-4916-9454-3757-v1](#)
[Architectural-Schematic-Design---Revised-as-of-01292026-4908-4716-3021-v1](#)
[Civil-Plans-Revised-01292026](#)
[Completeness-Review-1---Waivers-Checklist-4903-0348-8643-v4](#)
[Letter-from-Engineer-to-Board-Secretary-01292026-4913-0296-5901-v1](#)
[Letter-to-Board-Secretary-enclosing-revised-plans-addressing-completeness--](#)
[02062026-4902-4495-3485-v3](#)
[NJDEP-Applicability-Determination-Survey-07212010-4909-9265-3197-v2](#)
[Stormwater-Management-Report---Revised-as-of-01282026-4936-0314-8685-v2](#)
[Stormwater-Maintenance-Plan-and-Field-Manual-01282026-4932-5213-7869-v2](#)
[Letter-to-Board-Secretary-enclosing-memo-from-Jarmel-Kizel-and-tree-permit-and-](#)
[planning-memo--03022026-4904-1928-84663](#)
[Stonefield-Planning-Memo-02272026-4914-4328-66742](#)
[EIS-waiver-memo-02252026-4908-0095-34901](#)
[Tree-Removal-Permit---Application-Only-4905-4954-71308](#)
[03132026-PB-25-11--SPRAB-Meeting-Review](#)
[03132026-PB-25-11--Planning-Review-1](#)
[Amended-Application-03312026](#)
[Architectural-Schematic-Design-03302026](#)
[Email-from-Brian-Feeney-12292026](#)
[Letter-to-Board-Secretary-enclosing-revised-plans-and-email-from-HPC-03312026](#)
[Memo-Regarding-Revisions-03302026](#)
[Preliminary-and-Final-Site-Plans-03302026](#)
[Stormwater-Management-Report-03302026](#)
[Letter-to-Planning-Board-encl-affidavit-of-proof-of-service](#)
[Returned-Green-Cards---as-of-04082026-4931-9445-67352](#)
[Affidavit-of-Proof-of-Service-with-Exhibits-4926-0391-13272](#)
[PB25-11-525-Northfield-Ave---Planning-Board-Review-2](#)
[Artheon Review-4](#)

I. GENERAL DISCUSSION

J. PUBLIC COMMENT

K. ADJOURNMENT

****THE NEXT REGULAR PLANNING BOARD MEETING WILL BE
WEDNESDAY, May 6, 2026 AT 6:30 P.M. ****