



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 May 6, 2026 6:30 P.M.

West Orange Planning Board Meeting, Wed. 5/6/2026 @ 6:30 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/87345499468?pwd=IrnZtdadxzIGF2uTbHuSPW9BmXS4Pk.1>

Telephone: Dial: US: 646 931 3860 Webinar ID: 873 4549 9468 Password: 085679

PUBLIC COMMENT IN PERSON ONLY

(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 June 3, 2026, at 7:30 P.M.** via Zoom.

D. **ROLL CALL**

E. **MINUTES & RESOLUTIONS**

[PB-24-05-Yerrr-Canna-Draft-Extension-of-Time-Resolution](#)
[2-4-26-WO-PB-Draft-Minutes](#)

F. **SWEARING IN**

- The Township Professional(s) sworn in.

G. **APPLICATIONS**

- **PB-23-04 Redwood LLC**

200 Pleasant Valley Way

Block: 151 Lot: 33 Zone: IHO-2

Applicant proposes to construct a four (4) story/142-unit residential rental community with luxury amenities and on-site parking for 338 vehicles.

[PB-23-04 Redwood LLC - Request for Extension](#)

[Affidavit-of-Service-Executed-05052026](#)

[Affidavit-of-Publication-04242026](#)

- **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.

[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---Litownia-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](#)
[Objector-WeCare-Response-dated-May-4-2026-to-Letter-of-Bryan-D-Plocker-Esq](#)

- **PB-25-09 Perez**

68 Whittlesey Avenue

Block: 129 Lot: 58 Zone: R-T

The applicant proposes to subdivide the property into two 50-foot lots, convert the existing single-family dwelling to a two-family dwelling, and construct a new two-family dwelling on the subdivided lot.

[Perez-Letter](#)

[Perez Application](#)

[200-Foot-List](#)

[Perez-Checklist](#)

[Public-Utilities](#)

[Tx-Collector Cert](#)

[Subdivision Plan](#)

[Revised Subdivision Plan](#)

[PB-25-09-68-Whittlesey-Ave-Completeness- Planner Review---1st](#)

[03022026 PB25-09-68-Whittlesey-Ave-Planning-Review-1](#)

[2025-12-16---CME Review-1](#)

[2026-01-28---CME Review-2](#)

[Response-Letter---Dated-12-31-25](#)

[Resubmission of Revised Subdivision Plan](#)

[12926 PB-25-09-68-Whittlesey-Ave-Completeness- Planner Review---2nd](#)

[Affidavit-of-Service](#)

[Perez-Aff-of-Publication](#)

- **PB-26-01 15 Ridgeway LLC**

15 Ridgeway LLC

Block: 158 Lot: 28.01 Zone: R4

The applicant is seeking a minor subdivision with bulk variance approval to create an additional building lot from an oversized lot.

[PB-26-01-Application](#)

[Survey](#)

[PB-26-01-Proposal-and-Reasons-for-Relief](#)

[Copy-of-15-Ridgeway-Subdivision-Civil-Plans-1-6-2026--File-29906](#)

[12052025-Architect-Plans](#)
[Letter from Township Engineer-15-Ridgeway-Avenue-BI-158-L-2801-Review-1](#)
[03032026 PB-26-01-15-Ridgeway-Avenue-Completeness-Review-2](#)
[CME Review-1](#)
[Resubmission-Letter-to-West-Orange-Town-Hall---Planning-Board](#)
[Response-Letter-1-To-Board-Engineer-15-Ridgeway-West-Orange](#)
[Report-4-13-2026](#)
[Hudson-Essex-Passaic-Soil-Conservation-District---15-Ridgeway-Ave](#)
[Certified Certificate-AFU-and-ABJ](#)
[BusinessRegistrationCertificate-AFU_AJ-2](#)
[15 RIDGEWAY LLC Operating Agreement Final Aug 11 2025](#)
[15-Ridgeway-West-Orange-Two-Run-Card](#)
[15-Ridgeway-Ave-Minor-Subdivision-Rev-3-Dated-4-13-26-File-29906](#)
[04222026-VARIANCE-APPLICATION-compressed - Architectural Plans](#)
[Proof-of-Mailing-Packet-to-West-Orange](#)
[Certified-Mail-Receipts](#)
[05012026 PB-26-01-15-Ridgeway-Avenue-Planning-Review](#)
[05-01-2026---Review-2](#)

- **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](#)
[A-1-Sheet-E-100---Aerial-Exhibit](#)
[A-2-Sheet-E-200-4937-0150-9535-v2](#)
[Letter-to-Planning-Board-encl-marked-exhibits-4896-6208-6562-v1](#)

PB-25-12 262 & 270 Main Street Realty LLC

262 & 270 Main Street

Block: 114 Lot: 50 & 55 Zone: B-1

The applicant proposes to construct a two-story supermarket building consisting of 13,934 square feet on the first floor and 5,810 square feet on the second floor, for a total of 19,744 square feet. *(The applicant has requested to be adjourned to the June 3, 2026, Planning Board regular meeting)*

[PB-25-12-Application](#)
[Traffic-Impact-Statement---Dated-10-14-25](#)
[12232025-updated-PB-25-12-262-and-270-Main-Street-Completeness-Review](#)
[26-01-15---CME-Review-1](#)
[12425-Tree-Removal-Application-COMplete-with-Plans](#)
[PB-25-12-262-and-270-Main-Street-Realty-LLC---Forester-Memo](#)
[13026-Resubmission](#)
[Final-Architectural-Plans](#)
[Final-Engineering-262-270-Main](#)
[Final-Traffic-Impact-Analysis](#)
[Artheon---Review-2](#)
[03132026 PB-25-12-262---270-Main-Street-Completeness-Review-2](#)
[SPRAB-Meeting-Summary-2-10-26](#)
[Affidavit of Publication](#)
[41626-Request-for-Adjournment-to-June-3-2026-Siad](#)

H. **GENERAL DISCUSSION**

I. **PUBLIC COMMENT**

J. **ADJOURNMENT**

****THE NEXT REGULAR PLANNING BOARD MEETING WILL BE
WEDNESDAY, June 3, 2026 AT 7:30 P.M. ****