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TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

SUSAN McCARTNEY
Mayor

Tel: (973) 325-4111
Email: planningboard@westorange.org

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

June 10, 2026
7:30 P.M.

West Orange Planning Board Meeting, Wed. 6/10/2026 @ 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/86742812407?pwd=wZ0cWWR13C8Z6mxa4b1M2AlqN0cAP6.1>

Telephone: Dial: US: 646 931 3860 Webinar ID: 867 4281 2407 Password: 681919

(Draft agenda is subject to change. For those persons having technical difficulties, please call 973-325-4106.)

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 June 24, 2026**, at **7:30 P.M.** via Zoom.
- The next Planning Board regular meeting will be held **on July 1, 2026**, at **7:30 P.M.** via Zoom.

D. ROLL CALL

E. MINUTES & RESOLUTIONS
[PB-24-01-West-Essex-Highlands-Inc - Draft-Resolution](#)

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

G. APPLICATIONS

- **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](#)
[Affidavit-of-Proof-of-Service-with-Exhibits---05202026-4935-0228-75342](#)
[Letter-to-Planning-Board-encl-affidavit-of-proof-of-service--06012026-4909-6927-7873-v-4913-5887-71061](#)
[Affidavit-of-Proof-of-Service-with-Exhibits-4904-3317-88022](#)
[Returned-Green-Cards-as-of-06032026-4936-8579-80662](#)
[20260609-Letter-to-WO-PB-re-Representation](#)

H. GENERAL DISCUSSION

I. PUBLIC COMMENT

J. ADJOURNMENT

****THE NEXT REGULAR PLANNING BOARD MEETING WILL BE
WEDNESDAY, July 1, 2026 AT 7:30 P.M. ****