



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 September 2, 2026 6:30 P.M.

West Orange Planning Board Meeting, Wed. 9/2/2026 @ 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/82210150937?pwd=aM3voSHdMvY1cWZvMLTlZ3GcXJdlf0.1>
Telephone: Dial: US: 646 931 3860 Webinar ID: 822 1015 0937 Password: 083483

(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 September 9, 2026, at 6:30 P.M.** via Zoom.
- The next Planning Board regular meeting will be held **on October 7, 2026, at 7:30 P.M.** via Zoom

D. ROLL CALL

E. MINUTES & RESOLUTIONS

[6-3-26-WO-PB-Draft-Minutes](#)

[6-10-26-WO-PB-Draft-Minutes](#)

[6-24-26-WO-PB-Draft-Minutes](#)

[PB-25-09-Perez-Minor-Subdivision-Draft-Resolution](#)

[PB-25-12-262-270-Main-Street-Draft-Resolution](#)

F. EXECUTIVE SESSION

G. SWEARING IN

- The Township Professional(s) sworn in.

H. MASTER PLAN CONSISTENCY REVIEW

[Master-Plan-Consistency-Memo 76-80-Main-Street-Redevelopment-Plan](#)

[80-Main-Street-Redevelopment-Plan](#)

[Ordinance-2977-26 80-Main-Street-RDP](#)

I. APPLICATIONS

- **PB-26-03 Crestmont Country Club**

750 Eagle Rock Avenue

Block: 174 Lot: 1.01 Zone: R-2

The applicant is proposing the installation of a traffic signal at the intersection of Eagle Rock Avenue and Oval Road. Modifications to the existing driveway and parking area are also being proposed.

[00---2026-03-18-West-Orange-Transmittal](#)

[0---2026-03-17-Cover-Letter](#)

[1---Application-Form](#)

[Rev-first-page-of-application-form](#)

[2---2026-03-10-Project-and-Variance-Request-Narrative](#)

[3---Site-Plan-Application-Checklist](#)

[4---Sustainability-Checklist-Form](#)

[5---Tree-Removal-and-Replacement-Permit-Application-Checklist-and-Notification-Forms](#)

[6---2026-03-10-Tree-Removal-and-Replacement-Plan-Supporting-Letter](#)

[7---2026-03-10-Site-Plan-Submission-Checklist-Waiver-Request-Letter](#)

[8---2026-02-11-Verification-of-Taxes-and-Sewer-Charges-Paid](#)

[9---2026-02-12-Township-of-West-Orange-200-Property-Owners-List](#)

[10---2024-04-05-Borough-of-Roseland-200-Property-Owners-List](#)

[11---2026-02-10-Township-of-Livingston-200-Property-Owners-List](#)

[12---2026-02-12-Crestmont-CC-Stormwater-Management-Report](#)

[13---2026-02-12-Crestmont-CC-Stormwater-O-and-M-Manual](#)

[14---2026-02-12-Crestmont-CC-Environmental-Impact-Statement](#)
[15---2026-02-12-Crestmont-CC-Preliminary-and-Final-Site-Plans](#)
[16---2026-02-12-Crestmont-CC-Tree-Restoration-Plans](#)
[17---2026-02-11-Crestmont-CC-Right-of-Way-and-Partial-Site-Survey](#)
[18---2026-02-12-Crestmont-CC-Steep-Slope-Analysis-Exhibits](#)
[19---2026-02-12-Preliminary-Eagle-Rock-Ave-Roadway-Improvement-Plans](#)
[20---2026-01-21-Eagle-Rock-Ave-and-Oval-Road-Laurel-Avenue-Traffic-Signal-Design-Report](#)
[21---2023-07-19-Planning-Board-Resolution-PB-23-06](#)
[22---2024-11-21-Zoning-Board-of-Adjustment-Resolution-ZB-24-07](#)
[2026-04-24---PF-Site-Plan-Rvw-1](#)
[PB-26-03-Crestmont-Country-Club-Completeness-Review-1](#)
[2026-02-12-Crestmont-CC-Preliminary-and-Final-Site-Plans](#)
[2026-02-12-Crestmont-CC-and-Eagle-Rock-Ave-Stormwater-Management-Report](#)
[2---2026-02-12-Crestmont-CC-Tree-Restoration-Plans](#)
[3---2026-02-12-Steep-Slope-Analysis-Exhibits](#)
[Noticing Documents](#)
[TAP-West-Orange-Affidavit-Planning-Board-05222026](#)
[2026-05-28-Project-Aerial-Map-Signed-and-Sealed](#)
[20260603 PB-26-03-Crestmont-Country-Club Planning-Review-1](#)
[Ltr-Vite-61825-with-TAPinto-Affidavit - Received 6-18-26](#)
[7-30-2026 Ltr-From R. Schkolnick to J. Baquerizo re Requesting-Carry-until-September-2-hearing \(rcd 7-30-26\)](#)

- **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-B1-158-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](#)
[05042026-Variance-application--UPDATED-compressed](#)
[05042026-Variance-response-letter](#)
[2026-05-20-Ltr-of-Rep-15-Ridgeway10817401](#)
[Affidavit-of-Publication-Exhibits](#)
[29906-Response-Letter-2](#)
[29906-15-Ridgeway-Minor-Subdivision-R3-5-26-2026](#)
[29906-15-Ridgeway-West-Orange-5-26-26-HydroCAD-Report](#)
[2026-05-28-Ltr-15-Ridgeway-Adjournment-10828851](#)
[Artheon - Review-3](#)
[06192026_PB-26-01-15-Ridgeway-Avenue-Planning-Review-2](#)

• **PB-26-02 Catalyst Development Group, LLC**

27 Fairway Drive

Block: 86.01 Lot: 6 Zone: R-5

The applicant is requesting preliminary and final minor subdivision approval, with “c” variance relief, to subdivide the property into 3 lots.

[PB-26-02-Application](#)
[PB-26-02-Affidavit-of-Ownership](#)
[Fully-Executed-Revised-Application_02122026](#)
[CME Review-1](#)
[PB-26-02-27-Fairway-Drive-Planner Completeness-Review-1](#)
[Response-Letter-Review-1---2026-03-04](#)
[Subdivision-27-Fairway-Revised](#)
[1250703Response-Letter-Review-1---2026-03-04](#)
[1250703Subdivision-27-Fairway-Revised](#)
[05182026--PB-26-02-27-Fairway-Drive-Completeness-Review-2](#)
[1250703Major-Subdivision-27-Fairway-Drive](#)
[1250703Response-Letter-Review-1](#)
[1250703-EIS-27-Fairway-Drive](#)
[Subdivision-Checklist_05112026](#)
[Application-Submission-Cover-Letter_05112026](#)
[27-Fairway-Drive--Statement-of-the-Applciant_06172026](#)
[Application-Submission-Cover-Letter_06172026](#)
[Major-Subdivision-27-Fairway-Drive-Civil-Set_06102026](#)
[Major-Subdivision-Application-and-Attachments_06172026](#)
[Response-Letter-Review-2_06112026](#)
[Storm-Sewer-Map](#)
[TREE-REMOVAL-PERMIT-APPLICATION-27-Fairway-Drive](#)
[05072026--SPRAB-Meeting-Review](#)
[06262026--PB-26-02-27-Fairway-Drive-Completeness-Review-3](#)
[07172026_PB-26-02-27-Fairway-Drive-Planning-Review-1](#)
[2026-07-06---Artheon Review-2](#)
[Affidavit-of-Proof-of-Service-and-Publication](#)

J. GENERAL DISCUSSION

K. PUBLIC COMMENT

L. ADJOURNMENT

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