



# 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

September 9, 2026  
6:30 P.M.

West Orange Planning Board Meeting, Wed. 9/9/2026 @ 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/81958351802?pwd=pcVQIXxnTbyMvDdu7bcb2SqpDExUu.1>

Telephone: Dial: US: 646 931 3860 Webinar ID: 819 5835 1802 Password: 117880

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

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#### 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 October 7, 2026, at 7:30 P.M.** via Zoom

**D. ROLL CALL**

**E. MINUTES & RESOLUTIONS**

**F. SWEARING IN**

- The Township Professional(s) sworn in.

**G. 410 MAIN STREET SETTLEMENT AGREEMENT**

[410-Main-Street-Settlement-Resolution](#)

[238-26-Auth-Agrmt-TOWO-and-410-Main-St-Holdings-LLC---Settlement](#)

[238-26-Exhibit-A](#)

[238-26-Exhibit-B-Affordable-Housing-Agmt-Exhibit-C---Draft-Ordinance](#)

**H. 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](#)  
[A-3-525-Northfield-Avenue-West-Orange-NJ---Planning-Board-Exhibits-4-15-2016-prepared-by-Jarmel](#)  
[A-3--EX-107-3---Jarmel-Kizel---marked-into-evidence-on-June-10th-4928-0489-8486-v2](#)

[A-4-Google-Earth-Freeze-Frame--Sheridan-Ave-looking-North-East-showing-tree-wall-identified-as-Backside-4935-0221-0999-v](#)  
[A-4-Google-Earth-Frame--Sheridan-Ave-Looking-South-towards-side-marked-6-10-4910-3589-4711-v2](#)  
[EX-107-Parking-4935-8462-38191](#)  
[Letter-to-Board-Secretary-enclosing-Groung-Parking-Layout-exhibit-and-revised-Traffic-Impact-Study-4916-4960-8139-v-4904-5319-6](#)  
[Summary-of-Ex-107-Parking-Plan-4912-5154-2475-v-4900-6075-33551](#)  
[Traffic-Impact-Study-revised-August-24-2026-4896-9729-06992](#)  
[20260901-Letter-to-WO-PB-re-9-9-26-Hearing - Objector's Lawyer](#)

**I. GENERAL DISCUSSION**

**J. PUBLIC COMMENT**

**K. ADJOURNMENT**

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