



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

DRAFT **AGENDA**

TOWNSHIP OF WEST ORANGE **PLANNING BOARD MEETING** **October 7, 2026** **7:00 P.M.**

West Orange Planning Board Meeting, Wed. 10/7/2026 @ 7:00 pm
Please click the link below (or copy and paste it into your browser) to join the meeting and enter the password when prompted:

<https://us02web.zoom.us/j/87065517447?pwd=QtMnyeIKniyvEk2X3qnQi4Ihiv7u12.1>

Telephone: Dial: US: 646 931 3860 Webinar ID: 870 6551 7447 Password: 014389

(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 October 21, 2026**, at **7:00 P.M.** via Zoom
- The next Planning Board regular meeting will be held **on November 4, 2026**, at **7:00 P.M.** via Zoom

D. ROLL CALL

E. MINUTES & RESOLUTIONS

F. SWEARING IN

- The Township Professional(s) sworn in.

G. ORDINANCE REVIEW

[2990-26-Ordinance-for-New-AH-Zone-410-Main-Street](#)

H. APPLICATIONS

- **PB-23-11 Tompkins Realty LLC**

Block: 7; Lots:12.02; Zone: RM

34 Tompkins Street

The applicant is proposing to subdivide an existing lot developed with a two-family home and related improvements into tow lots. The existing dwelling is proposed to remain on one lot and a new two-family dwelling is proposed on the other lot.

[Applicant requesting-extension-81726](#)

[PB-23-11-Tompkins-Realty-LLC---34-Tompkins-Street-Adopted-Resolution](#)

[Cert-of-mailing-and-affidavit-9.23.26](#)

- **PB-22-13 West Crescent Realty**

14-16 Northfield Avenue

Block: 17 Lot: 62 Zone: B-1

The applicant seeks to renovate the building into a high-quality mixed-use building, retaining retail/business uses and the warehouse on the ground floor and converting the upper floors into twelve apartments.

[Applicant requesting extension-82426](#)

[PB-22-13-West-Crescent-Realty-LLC-14-16-Northfield-Avenue--Resolution-](#)

[Adopted](#)

[Affidavit of Publication](#)

- **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-Applicant 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](#)

- 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](#)
[Settlement-of-Litigation-Agreement-2020](#)
[7-30-2026 Ltr-From R. Schkolnick to J. Baquerizo re Requesting-Carry-until-September-2-hearing \(rcd 7-30-26\)](#)
[A1---2026-05-28-Project-Aerial-Map-Signed-and-Sealed](#)

- 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, November 4, 2026 AT 7:00 P.M. **