



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

DRAFT **AGENDA**

TOWNSHIP OF WEST ORANGE **PLANNING BOARD MEETING** **October 21, 2026** **7:00 P.M.**

West Orange Planning Board Meeting, Wed. 10/21/2026 @ 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/82277898579?pwd=wso2tVtTPJAA9ov7EZv6Hzoc9VpZtk.1>

Telephone: Dial: US: 646 931 3860 Webinar ID: 822 7789 8579 Password: 367786

(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 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. APPLICATIONS

• **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](#)

[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](#)

H. GENERAL DISCUSSION

I. PUBLIC COMMENT

J. ADJOURNMENT

****THE NEXT REGULAR PLANNING BOARD MEETING WILL BE ****
WEDNESDAY, November 4, 2026 AT 7:00 P.M. **