TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

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

SUSAN McCARTNEY
Mayor

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
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
PB-22-13 West-Crescent-Realty-LLC Extension-of-Time
PB-23-11 Tompkins-Realty-LLC Extension-of-Time-Resolution

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

G. CONTRACT FOR PLANNING BOARD ATTORNEY
Agreement-for-Planning-Board-Services

H. 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-Bl-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
WO-Fire-Chief-Review-Memo---Received-10-20-26
85-x-11-Planning-Exhibit-for-15-Ridgeway-Ave-LLC_5-6-2026
Letter from Objector's Attorney - Dated 8-12-26

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. *