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

DRAFT
AGENDA

TOWNSHIP OF WEST ORANGE
PLANNING BOARD MEETING
November 4, 2026
7:00 P.M.

West Orange Planning Board Meeting, Wed. 11/4/2026 @ 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/87088016206?pwd=upzjVdte0nErORG1BuMLWuh6CnjBgs.1
Telephone: Dial: US: 646 931 3860 **Webinar ID:** 870 8801 6206 **Password:** 006117

*(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 December 2, 2026,** at **7:00 P.M.** via Zoom

D. ROLL CALL

E. MINUTES & RESOLUTIONS

9-2-26-WO-PB-Draft-Minutes
7/22/26 PB Draft Executive Session Minutes
2027-PB-SPRAB-Meetings

F. SWEARING IN

- The Township Professional(s) sworn in.

G. 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
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
PLT-letter-to-PB-chair-re-subpoena-received 091726
Ltr-Vite-with-April-2020-Settlement-10626 - Received 10/7/26
Ltr-in-response-to-Tractenberg-request-for-subpoena-10626
20260929-Letter-to-Board-re-Representation
O1 Exhibit - The 2020 satellite photo from the NJDEP website

- **PB-26-06 Fire Station #1 & Fire Station #3**
  415 Valley Road/93 Ridgeway Avenue
  Block: 16 Lot: 5/Block: 159.08 Lot: 52
  The applicant is proposing improvements to Fire Station No. 1 at 415 Valley Road and Fire Station No. 3 at 93 Ridgeway Avenue. The Township proposes a coordinated program of interior and exterior renovations, building-system upgrades, accessibility improvements, and window and door replacements intended to address existing conditions, extend the useful life of both facilities, and improve their safety, reliability, energy efficiency, and functionality for emergency personnel.

  02----------ST-01----------FH-1-8156---Site-Plan--03-18-26
  03----------A-01----------FH-1-8156---FLOOR-PLAN----03-24-26
  04----------AE-01----------FH-1-8156---Electrical-Plan-and-Ltg-Spec-03-18-26
  Fire-Station-1-Sheet-A-02
  Fire-Station-3-Base-Bid-and-Fire-Station-3-and-Fire-Station-1-Alternate-Work
  Fire-Station-3-Sheet-A-01
  Ltr-to-PB-Encl-Section-31A-Fire-St-No1--and-3
  102226-Memo-to-PB

- **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
Planner-Exhibits---Stonefield-Engineering-and-Design-4932-2478-73681
Letter-to-Planning-Board-encl-Exhibit-A-5-Planning-Exhibits-4919-6810-67071
Letter-to-Planning-Board-encl-SD-104-revised-4899-3170-6835-v-4933-5224-82751-4899-8068-88541
SD-104-revised-delivered-on-9-25-2026-4926-1720-21341
Letter-to-Planning-Board-requesting-adjournment-to-November-4th-hearing-4938-4668-0791-v-4896-7728-07271

- **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
1250703StormWaterManagementReport
1250703Subdivision-Plan-27-Fairway-Drive
1250703Response-Letter-Review-2---Planning

H. GENERAL DISCUSSION

I. PUBLIC COMMENT

J. ADJOURNMENT

****THE NEXT REGULAR PLANNING BOARD MEETING WILL BE ****
WEDNESDAY, December 2, 2026* AT 7:00 P.M. *