TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

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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
Ryan MacNeill, PE, 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
December 2, 2026
7:00 P.M.

West Orange Planning Board Meeting, Wed. 12/2/2026 @ 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:
TBD
Telephone: Dial: US: TBD **Webinar ID:** TBD **Password:** TBD

*(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 January 6, 2026,** at **7:30 P.M.** via Zoom

D. ROLL CALL

E. MINUTES & RESOLUTIONS

F. SWEARING IN

- The Township Professional(s) sworn in.

G. APPLICATIONS

- **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

- **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

- **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-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

H. GENERAL DISCUSSION

I. PUBLIC COMMENT

J. ADJOURNMENT

****THE NEXT REGULAR PLANNING BOARD MEETING WILL BE ****
WEDNESDAY, January 6, 2026* AT 7:30 P.M. *