

**DRAFT
MINUTES
TOWNSHIP OF WEST ORANGE
PLANNING BOARD MEETING
March 6, 2024 7:30 P.M.**

The Township of West Orange Planning Board held its regular meeting on March 6, 2024 at 7:30 P.M. via virtual ZOOM videoconference.

Chairman Bagoff called the meeting to order at approximately 7:30 P.M. He announced that notification of the meeting was given to the Township Clerk, and posted on the Township Bulletin Board, sent to the West Orange Chronicle and the Star Ledger, and posted on the Township's website calendar. 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.

PLEDGE OF ALLEGIANCE

- *Chairman Bagoff* requested all persons stand for the Pledge of Allegiance.

ANNOUNCEMENTS

- The next Planning Board regular meeting will be held **Wednesday April 3, 2024 at 7:30 P.M.**

ROLL CALL

PRESENT: Dr. Robert Bagoff; Mr. William Wilkes; Mr. Ken Alper; Mr. John Cardoza; Mr. Jerry Guarino; Mr. Lee Klein; Mr. Christopher Morgan, Sr.; Councilwoman Susan McCartney; Mr. Peter Smeraldo; Council president Bill Rutherford; Ms. Lori Kapferer;

ABSENT:

ALSO PRESENT: Diana P. McGovern, Esq., Planning Board Attorney;
Paul Grygiel, Consulting Town Planner;
Mr. John Hess, Board Engineer;
Zayibeth Carballo, Town Engineer
Jamilet Baquerizo Vite, Planning Board Secretary

MINUTES & RESOLUTIONS

[11-1-2023 WO PB Draft Minutes](#)

Motion: Chairman Bagoff

Second: Mr. Guarino

Alper:	Y	Morgan:	----
Bagoff:	Y	Rutherford:	----

Cardoza (Alt.2):	Y	Smeraldo:	Y
Guarino:	Y	Wilkes:	Y
Kapferer:	-----		
Klein:	-----		
Mayor McCartney:	Y		

[10-4-2023 WO PB Draft Minutes](#)

Motion: Chairman Bagoff

Second: Mr. Morgan

Alper:	Y	Morgan:	Y
Bagoff:	Y	Rutherford:	----
Cardoza (Alt.2):	Y	Smeraldo:	Y
Guarino:	Y	Wilkes:	Y
Kapferer:	-----		
Klein:	Y		
Mayor McCartney:	Y		

[8-9-2023 WO PB Draft Minutes](#)

Motion: Chairman Bagoff

Second: Mr. Smeraldo

Alper:	Y	Morgan:	Y
Bagoff:	Y	Rutherford:	----
Cardoza (Alt.2):	Y	Smeraldo:	Y
Guarino:	Y	Wilkes:	Y
Kapferer:	-----		
Klein:	Y		
Mayor McCartney:	Y		

SWEARING IN

- The Township Professional(s) sworn in.

APPLICATIONS

- **PB-20-03/The Alpert Group, LLC**
18 Central Avenue
Block: 9; Lots: 32, 36; Zone: Central Valley Corridor Redevelopment Area
Mixed use project with 94 residences, 1223 of amenity, 3640 sf of commercial space and related infrastructure- request for extension of time.

PRESENTATION

- The attorney William Sullivan entered on the record on behalf of the applicant.
- Mr. Sullivan said that his client is respectfully requesting an extension to get the remediation done and then build the project.
- Mr. Sullivan stated that this area is significantly contaminated and, under the redevelopment agreement between the township and my client, the contamination is being investigated and then being remediated by Matrix New World, a consultant retained by the Township.
- Mr. Sullivan also add that the remediation will take approximately around 16 to 18 weeks to complete.

NO BOARD QUESTIONS

NO PROFESSIONALS QUESTIONS

NO PUBLIC QUESTIONS

Motion: Chairman Bagoff

Second: Mr. Guarino

Alper:	Y	Morgan:	Y
Bagoff:	Y	Rutherford:	Y
Cardoza (Alt.2):	----	Smeraldo:	Y
Guarino:	Y	Wilkes:	Y
Kapferer:	----		
Klein:	Y		
Mayor McCartney:	Y		

- **PB-24-05 Yerrr Canna, LLC**
Block: 62; Lots:22.01, 32 & 34; Zone: I
76-82 Ashland Avenue
The applicant is proposing to occupy and develop the existing vacant two-story metal warehouse building space, consisting of approximately 9,482 square feet, into a Class 1 Cannabis Cultivator use with 2,500 square feet of cultivation space on the first floor, to stripe the parking lot and put up a security fence. **Application has been carried to the April 3, 2024 Planning Board Regular Meeting for introduction of additional**

evidence and testimony.

- **PB-23-09 Essex County Country Club**

Block: 156; Lots:1; Zone: R-2

350 Mt Pleasant Avenue

The applicant is proposing modifications to existing improvements and construction of new accessory buildings associates with its golf course and other facilities. **Application has been carried to the April 3, 2024 Planning Board Regular Meeting.**

PUBLIC COMMENT

Meeting adjourned at 8:34PM.

ADOPTED:

Jamilet Baquerizo Vite
Planning Board Secretary