

MINUTES
TOWNSHIP OF WEST ORANGE
PLANNING BOARD MEETING
August 13, 2025, 6:30 P.M.

The Township of West Orange Planning Board held its special meeting on August 13, 2025, at 6:30 P.M. in person.

Chairman Bagoff called the meeting to order at approximately 6:30 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 that all persons stand for the Pledge of Allegiance.

ANNOUNCEMENTS

- The next Planning Board special meeting will be held on **Wednesday, August 25, 2025, at 6:30 P.M. in person.**
- The next Planning Board regular meeting will be held on **Wednesday, September 3, 2025, at 7:30 P.M. in person.**

ROLL CALL

PRESENT: Dr. Robert Bagoff; Mr. Jerry Guarino; Mr. Ken Alper;
Councilwoman Susan Scarpa (via Zoom); Ms. Lori Kapferer;
Mayor Susan McCartney

ABSENT: Mr. Christopher Morgan; Mr. Frank Noborine; Mr. Lee Klein; Mr.
John Cardoza; Mr. William Wilkes;

ALSO PRESENT: Diana P. McGovern, Esq., Planning Board Attorney;
Gerry Haizel, Consulting Town Planner;
Mr. Ryan MacNeill, Board Engineer;
Jamilet Baquerizo Vite, Planning Board Secretary

MINUTES & RESOLUTIONS

[PB-25-06 Turtle-Back-Zoo-Gibbons-Exhibit-Resolution](#)

Motion: Chairman Bagoff

Second: Mr. Guarino

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

[5-7-25-WO-PB-Draft-Minutes](#)

Motion: Chairman Bagoff

Second: Mr. Alper

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

[6-4-2025-WO-PB-Draft-Minutes](#)

Motion: Chairman Bagoff

Second: Mr. Guarino

Alper:	Y	Morgan:	----
Bagoff:	Y	Scarpa:	Y
Cardoza (Alt.2):	---	Noborine:	----
Guarino:	Y	Wilkes:	---
Kapferer:	Y		
Klein:	---		

Mayor McCartney: Y

SWEARING IN

- The Township Professional(s) sworn in.

ORDINANCE REVIEW

[2935-25-Revised-with-Amendments--Ordinance-to-Outdoor-Cafe-4911-2488-7631-v1-Final-Clean](#)
[Outdoor-Cafes-in-the-B1-B2-and-PC-Districts---Ordinance-2935-25-----Master-Plan-Consistency-Review](#)
[DWOA-2935-35-Ordinance-Response](#)

- The board planner, Mr. Gerard Haizel, entered on the record. He mentioned his review memo dated August 4, 2025, and explained that he reviewed the ordinance and found that it is consistent with the Master Plan.
- Mr. Haizel commented that some of the language is subjective and he recommends that it be deleted and/or replaced.

BOARD QUESTIONS/COMMENTS

- Chairman Bagoff asked if it is part of the ordinance that if it rains, the business owner will take seating inside the establishment. Mr. Haizel said whatever is used in the outdoor area should not create any type of hazards for people entering or exiting the business. The business should have a separate shed or storage so they can move the furniture when the outdoor café is closed.
- The Chairman also made the recommendation that the business owner will decide what type of furniture will be used in the outdoor café.
- Mayor McCartney said they need a definition for amplified music.
- Mayor McCartney commented that item J from the planner's report should coincide with the town ordinance.
- Chairman Bagoff asked if the permit from the Planning Director is to allow the use of the sidewalk, and if so, are there any fees associated with that permit? Ms. Gary-Adams answered in the affirmative, and there is an annual fee.
- The board made the recommendation that upholstered furniture should not be prohibited.

PUBLIC QUESTIONS/COMMENTS

- Seth Wiseleder at Howell Drive asked how decibels would be controlled. Chairman Bagoff said that the Council will have to find a way to measure decibels and a definition for amplified music.

Motion: Chairman Bagoff

Second: Mr. Guarino

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

APPLICATIONS

- **PB-24-01 West Essex Highlands, Inc**

Block: 179 Lot: 32 Zone: IH-1

Warner Road

The applicant is proposing to develop a 496-unit inclusionary multifamily residential development on a vacant 120-acre property in the northwest corner of the Township.

***The transcript below of the hearing dated August 13, 2025, is the full record of the hearing and is attached hereto as the minutes of the meeting. ***

[PB-24-01 West Essex Highlands - Transcript from 8-13-25 Compressed](#)

The Application has been carried to the next Planning Board special meeting on August 25, 2025, without further notice

[O21---West-Essex-Highlands-Geotech-Slope-Stability-Model-Memo---20250812pdf](#)

Meeting adjourned at 8:15 P.M.

ADOPTED:

Jamilet Baquerizo Vite,
Planning Board Secretary