

**MINUTES
TOWNSHIP OF WEST ORANGE
PLANNING BOARD MEETING
August 25, 2025, 6:30 P.M.**

The Township of West Orange Planning Board held its special meeting on August 25, 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 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 McCartne; Mr. Frank Noborine; Mr. John Cardoza;

ABSENT: Mr. Christopher Morgan; Mr. Lee Klein; Mr. William Wilkes;

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

MINUTES & RESOLUTIONS

6/23/2025 PB Draft Minutes

Motion: Chairman Bagoff

Second: Mr. Guarino

Alper:	Y	Morgan:	----
Bagoff:	Y	Scarpa:	Y

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

6/30/2025 PB Draft Minutes

Motion: Chairman Bagoff

Second: Mayor McCartney

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

7/2/2025 PB Draft Minutes

Motion: Chairman Bagoff

Second: Mr. Guarino

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

SWEARING IN

- The Township Professional(s) sworn in.

Fourth Round Housing Element and Fair Share Plan

[West-Orange-Township Fourth-Round-HEFSP-Draft](#)

To determine the date for the public hearing for the draft 4th Round Housing Element and Fair Share Plan.

- Chairman Bagoff said that the date the board has selected for the meeting is September 10, 2025, at 6:30 PM in person at the council chambers.
- The draft 4th Round Housing Element and Fair Share Plan will be presented by Heyer, Gruel & Associates. There will be public comment/questions in person only.

Motion: Chairman Bagoff

Second: Mr. Guarino

Alper:	Y	Morgan:	----
Bagoff:	Y	Scarpa:	N
Cardoza (Alt.2):	Y	Noborine:	Y
Guarino:	Y	Wilkes:	----
Kapferer:	Y		
Klein:	---		
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 25, 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 8-25-25 Compressed](#)

The Application has been carried to the next Planning Board regular meeting on September 3, 2025, without further notice

[O22-A-Geospatial-Smart-Growth-Analysis-of-the-West-Essex-Highlands-Project](#)
[O23-South-Orange-Environmental-Commission-Letter](#)
[O24-Letter-from-WOEC---Copy](#)
[O25-Resolution-from-WOEC](#)
[O26-Michelle-Byers---NJ-Environmental-Foundation-Presentation](#)

Meeting adjourned at 9:47 P.M.

ADOPTED:

Jamilet Baquerizo Vite,
Planning Board Secretary