

**MINUTES
TOWNSHIP OF WEST ORANGE
PLANNING BOARD MEETING
October 22, 2025, 6:30 P.M.**

The Township of West Orange Planning Board held its special meeting on October 22, 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, October 29, 2025, at 6:30 P.M. in person.**
- The next Planning Board regular meeting will be held **on November 5, 2025, at 7:30 P.M.** via Zoom.

ROLL CALL

PRESENT: Dr. Robert Bagoff; Mr. Jerry Guarino; Mr. Ken Alper;
Councilwoman Susan Scarpa; Mayor Susan McCartney; Mr. Lee Klein; Mr. William Wilkes; Mr. John Cardoza (6:46 PM);

ABSENT: Mr. Christopher Morgan; Mr. Frank Noborine; Ms. Lori Kapferer;

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

MINUTES & RESOLUTIONS

[7-16-2025-WO-PB-Draft-Minutes](#)

Motion: Chairman Bagoff

Second: Mr. Guarino

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

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

[7-30-2025-WO-PB-Draft-Minutes](#)

Motion: Chairman Bagoff

Second: Mayor McCartney

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

[8-6-25-WO-PB-Draft-Minutes](#)

Motion: Chairman Bagoff

Second: Mr. Guarino

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

[8-13-2025-WO-PB-Draft-Minutes](#)

Motion: Chairman Bagoff

Second: Mr. Alper

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

[8-25-2025-WO-PB-Draft-Minutes](#)

Motion: Chairman Bagoff

Second: Councilwoman Scarpa

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

[9-3-2025-WO-PB-Draft-Minutes](#)

Motion: Chairman Bagoff

Second: Mr. Guarino

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

Klein:	Y	
Mayor McCartney:	Y	

[9-10-25-WO-PB-Draft-Minutes](#)

Motion: Chairman Bagoff

Second: Mayor McCartney

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

[9-17-2025-WO-PB-Draft-Minutes](#)

Motion: Chairman Bagoff

Second: Mr. Alper

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

SWEARING IN

- The Township Professional(s) sworn in.

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 September 17, 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 10-22-25 Compressed](#)

The Application has been carried to the next Planning Board special meeting on October 29, 2025, without further notice

Meeting adjourned at 7:25 P.M.

ADOPTED:

Jamilet Baquerizo Vite,
Planning Board Secretary