

**MINUTES
TOWNSHIP OF WEST ORANGE
PLANNING BOARD MEETING
December 10, 2025, 6:00 P.M.**

The Township of West Orange Planning Board held its regular meeting on December 10, 2025, at 6:00 P.M. via virtual ZOOM videoconference and in person (Council Chambers of Town Hall).

Vice Chairman Guarino called the meeting to order at approximately 6:18 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

- *Vice Chairman Guarino* requested that all persons stand for the Pledge of Allegiance.

ANNOUNCEMENTS

- The next Planning Board regular meeting will be held **on January 7, 2026, at 7:30 P.M.** via Zoom.

ROLL CALL

PRESENT:

Dr. Robert Bagoff; Mr. Jerry Guarino;
Mr. Ken Alper; Mr. John Cardoza (6:39 PM);
Mayor Susan McCartney; Councilwoman Susan Scarpa;
Mr. William Wilkes; Ms. Lori Kapferer

ABSENT:

Mr. Frank Noborine; Mr. Lee Klein; Mr. Christopher Morgan, Sr.;

ALSO PRESENT:

Diana P. McGovern, Esq., Planning Board Attorney;
Malvika Apte, Board Planner
Jamilet Baquerizo Vite, Planning Board Secretary
Jordan Rizzo, Board Engineer

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 December 3, 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 12-10-25 Compressed](#)

The Application has been carried to the next Planning Board regular meeting on January 7, 2026, without further notice

[O38-Email-from-Nov-13-2025-to-Dec-9-2025-between-Mr-Kleinberg-and-Mr-Seele](#)

ADOPTED:

Jamilet Baquerizo Vite
Planning Board Secretary