

**MINUTES
TOWNSHIP OF WEST ORANGE
PLANNING BOARD MEETING
February 25, 2026, 2025, 6:30 P.M.**

The Township of West Orange Planning Board held a Special Meeting on February 25, 2026, at 6:30 P.M. via virtual ZOOM videoconference and in person (Council Chambers of Town Hall).

Chairperson Bagoff called the meeting to order at approximately 6:40 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

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

ANNOUNCEMENTS

- The next Planning Board regular meeting will be held **on March 4, 2026, at 6:30 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; Council President 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, Consultant Board Planner
Diana L. Chandler, Interim Planning Board Secretary
Ryan MacNeill, Consultant Board Engineer

SWEARING IN

- Township Professionals: Mr. Ryan MacNeill (Consultant Engineer) and Ms. Malvika Apte (Consultant Planner) were sworn under oath.

APPLICATIONS

- **PB-24-01 West Essex Highlands, Inc** (Carried from February 11, 2026)
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 February 25, 2026, is the full record of the hearing and is attached hereto as the minutes of the meeting. ***

[PB-24-01 West Essex Highlands - Transcript 2-25-26 Compressed](#)

The Application has been carried to the next Planning Board regular meeting on March 4, 2026, without further notice

ADOPTED:

Diana L. Chandler
Interim Planning Board Secretary