

**MINUTES
TOWNSHIP OF WEST ORANGE
PLANNING BOARD MEETING
February 11, 2026, 6:30 P.M.**

The Township of West Orange Planning Board held a Special Meeting on February 11, 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 special meeting will be held **on February 25, 2026, at 6:30 P.M.** in person.
- The next Planning Board regular meeting will be held **on March 4, 2026, at 6:30 P.M.** via Zoom.
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ROLL CALL

PRESENT: Dr. Robert Bagoff; Mr. Jerry Guarino; Mr. Lee Klein;
Mr. Ken Alper; Mr. John Cardoza (6:39 PM);
Mayor Susan McCartney; Council President Susan Scarpa;
Ms. Lori Kapferer;

ABSENT: Mr. Frank Noborine; Mr. Christopher Morgan, Sr.; Mr. William Wilkes;

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

SWEARING IN

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

MINUTES & RESOLUTIONS

[PB-25-04-Blue-Violet-Grow-Draft-Resolution-](#)

Motion: Chairman Bagoff

Second: Mr. Guarino

Alper:	Y	Mayor McCartney:	Y
Bagoff:	Y	Morgan:	---
Cardoza (Alt. 1):	---	Noborine:	---
Guarino:	Y	Scarpa:	Y
Kapferer (Alt. 2):	---	Wilkes:	---
Klein:	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 application will be carried to the February 25, 2026, special meeting without further notice. There will be no testimony or other submissions from either the applicant, the objectors, or the board members

The Application has been carried to the next Planning Board special meeting on February 25, 2026, without further notice

GENERAL DISCUSSION

- It has been incumbent on the Planning Board to send to the mayor and Council a recommendation to find funding during the 2026 year to reevaluate the township ordinances. It has been stated that some of the town ordinances are conflicting, and some are out of date.
- To be able to make those changes, a review of the Master Plan is necessary. The town has been trying to find places that would fit the affordable housing requirements, where around 100 small lots have been found that will fulfill the requirements, as opposed to bigger buildings or taking down vast areas of trees.
- A prime example is two houses located on Eagle Rock Avenue that have been redone for affordable housing.
- The board recommends that the Council involve people from the community to go around the communities and recommend things to the town to be able to work together for smart growth.
- Mayor McCartney also mentioned that the township has a Rehabilitation Program that will help the community remodel their homes.
- Mr. Cardoza also would like to include the other committees, such as the Historic Preservation and Environmental Commission.
- Chairman Bagoff also mentioned that the sewer system is going to be a \$30million project.

- Mayor McCartney addressed that the township engineer, Zayibeth Carballo, received a grant from Congresswoman MacGyver's office for \$1million for infrastructure.
- Chairman Bagoff is advising the board members to go over the rules and regulations of the planning board to be able to make changes according to the township's needs.
- The board attorney, Diana McGovern, said that as of March 1, 2026, municipalities are not going to be required to print on the newspapers their official notice. It'll be on the website.
- Council president Scarpa is concerned about the increasing number of children from new affordable housing impacting schools.
- Mayor McCartney said that garage conversion ordinances highlight the need for official approval on modifications for housing. The Chair proposes monthly workshops dedicated to strategic planning progress.
- Chairman Bagoff emphasizes encouraging new businesses to join the Chamber of Commerce.
- Chairman Bagoff aims to dedicate time monthly to review progress and plans to keep momentum on board initiatives.

BOARD QUESTIONS

- Mayor McCartney asked if it is necessary to make a total review of the Master Plan since it was just done in 2019. Chairman Bagoff said that a complete review of the Master Plan is necessary because there are an additional 660 affordable housing units that need to be incorporated into the plan.

ADOPTED:

Jamilet Baquerizo Vite
Planning Board Secretary