RESOLUTION

Of the

PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE

Heard: November 4, 2026

Case No.PB-26-06

Township of West Orange/Fire Station No. 1 (415 Valley Road) and Fire Station No. 3 (93 Ridgeway Avenue)

WHEREAS, pursuant to Municipal Land Use Law N.J.S.A.40:55D-31(a), the Board heard an application for a proposed capital improvement project by the Township of West Orange for construction of certain improvements to Fire Station No. 1 at 415 Valley Road and Fire Station No. 3 at 93 Ridgeway Avenue; and

WHEREAS, the Board having heard the presentation and having performed its review pursuant to Municipal Land Use Law N.J.S.A.40:55D-31(a) hereby makes the following findings of fact and conclusions of law:

1. The Board accepted into evidence the following exhibits:

SUBMISSION ITEM	**SIGNED BY**	**DATE/REVISION**
Fire Station #3 Base Bid and Fire Station #3 and Fire Station #1 Alternate Work	Herbst-Musciano, LLC	Undated
Fire Station#1 Construction, Floor Plan, Legend and Notes (Sheet A-02)	Gary Musciano, RA, PP of Herbst-Musciano, LLC	2026
Fire Station #1 Site Plan Lighting (Sheet ST-01)	Gary Musciano, RA, PP of Herbst-Musciano, LLC	12-22-2025

Fire Station #1 Demolition and Construction Floor Plan, Legends, and Notes (Sheet A-01)	Gary Musciano, RA, PP of Herbst-Musciano, LLC	12-22-2025
Fire Station #1 Electrical Plan and Lighting Specification (Sheet AE-01)	Gary Musciano, RA, PP of Herbst-Musciano, LLC	12-22-2026
Fire Station No. 3 Construction Floor Plans and Scope of Work Notes (Sheet A-01)	Gary Musciano, RA, PP of Herbst-Musciano, LLC	2026

2. Samantha Giblin, Esq. of the law firm Semeraro & Fahrney, LLC represented the Township of West Orange ("Township").
3. The Township proposes a coordinated program of interior and exterior renovations, building-system upgrades, accessibility improvements, and window and door replacements intended to address existing conditions, extend the useful life of both facilities, and improve their safety, reliability, energy efficiency, and functionality for emergency personnel.
4. The proposed work constitutes capital improvements to existing municipal public safety facilities.
5. All proposed work will occur on the exterior of the existing buildings or within their current footprints- no expansion of either building footprint, increase in building height, or change in the existing fire station use is proposed.
6. Construction will be phased and coordinated to maintain emergency response, vehicle access, public safety, and continued firehouse operations during the renovation period.
7. The proposed improvements are divided between Fire Station No. 1 and Fire Sation No. 3 and are categorized as either base-bid work or alternate work.

8. The base bid consists of the Township's highest priority improvements and applies only to Fire Station No. 3.
9. Alternate improvements are proposed for both stations and will be selected after final costs are determined, subject to available funding.
10. As to Fire Station No. 3, the base bid includes repairs to the damaged brick façade, repointing, and resealing of masonry, cleaning and water resistant treatment of exterior walls, repair of exterior cracks, and construction an ADA-compliant entrance landing and ramp with exterior site lighting proposed at nine locations.
11. Interior work at Station No. 3 includes new flooring and wall base, repair or replacement of interior doors and installation of code-compliant hardware, ADA shower units, low-flow plumbing fixtures, a split air conditioning system, fire alarm upgrades, and cleaning, repair and painting of interior walls.
12. The Base Bid for Station No. 3 also includes replacement windows with double-pane, low emissivity glass and insulated frames, replacement of exterior personnel doors, frames and hardware, cleaning, repair and repainting of lintels and sills, and removal of existing window or wall-mounted mechanical units and their supports.
13. There are two alternate improvement concepts proposed for Fire Station No. 3- the first would improve garage ventilation through new roof-mounted make up air unit, associated horizontal and vertical ductwork and dampers, a new roof exhaust fan, structural supports, an extended gas line and roof supports, related masonry cutting and patching, roof screening, and relocation of furnishings as necessary for installation.

14. The second alternate improvement concept for Fire Station No. 3 would replace the existing gas-fired clothes dryer with an new electric dryer, adapt and patch the existing vent opening, and provide the required electrical wiring and circuit breaker.
15. The proposed work at Fire Station No. 1 is organized in five (5) alternatives. The first would remove and replace oil separator, clear the existing plumbing lines, dispose of contaminated water in accordance with approved New Jersey Department of Environmental Protection methods, and install a new separator. The second would upgrade the existing HVAC split system by adding interior cassettes and rooftop equipment, new refrigerant lines and covers, compliant recovery and replacement of refrigerant, and the electrical panel and wiring needed to support the upgraded system. The third option would install LED exterior lighting at approximately twenty locations serving the parking area, access lane, front entrance, and garage door areas, with dusk-to-dawn controls, and would modify the shower by installing a collapsible dam at the shower sill and relocating the existing controls. The fourth alternative would improve garage ventilation through a new rooftop make-up air unit, four roof-mounted inlet hoods, ductwork to the garage floor area, a roof-mounted exhaust fam, and associated electrical work. The fifth option would address the existing flooring by evaluating the condition of vinyl asbestos tile beneath the rubber flooring by evaluating the condition of vinyl asbestos tile beneath the rubber flooring, using a licensed asbestos-abatement contractor if required, removing the existing rubber tile and base, and installing new black vinyl composition tile and base.
16. The Township structured the project with Fire Station No. 3 improvements in the base bid and additional work at both stations as alternates so that the highest priority work

can proceed while preserving flexibility after construction pricing is received. The Township will determine which alternate items can be included within available funding after receipt and review of bids.

17. Collectively, the proposed improvements are intended to correct maintenance concerns, improve accessibility, provide more reliable ventilation, cooling, fire alarm conditions, increase energy efficiency, and preserve the operational capacity of these essential public safety facilities.
18. The Township's 2019 Master Plan Update addressed the existing and future needs for community facilities which include emergency services. The 2019 Master Plan Update "recognizes there are municipal budge limitations which require creative thinking about how to fund improvements." The 2019 Master Plan Update also noted that the impacts of development on fire and other emergency services need to be considered.
19. The Board finds that the proposed project and capital improvement is consistent with the Master Plan of the Township of West Orange.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of West Orange that it finds the proposed project and capital improvements are consistent with the Township of West Orange Updated Master Plan.

ADOPTED:

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Jamilet Baquerizo Vite
Planning Board Secretary

Vote Action Taken by the Board on November 4, 2026:

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
K. Alper			X			
J. Guarino			X			
L. Klein						---
S. McCartney		X	X			
C. Morgan			X			
F. Noborine			X			
W. Wilkes						---
S. Scarpa						---
J. Cardoza			X			
L. Kapferer			X			
R. Bagoff	X		X			

Vote on Memorialization on _____, 2026:

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
K. Alper						
J. Guarino						
L. Klein						---
S. McCartney						
C. Morgan					---	
F. Noborine						
W. Wilkes					---	
S. Scarpa						
J. Cardoza						
L. Kapferer						
R. Bagoff						