



# TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

## Department of Planning and Development

**ROBERT D. PARISI**

*Mayor*

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Dr. Robert Bagoff, *Chairman*  
William B. Wilkes II, *Vice-Chairman*  
Ken Alper  
Jerry Guarino  
Lee D. Klein, PE PTOE  
Christopher Morgan, Sr (Mayor's Designee)  
Councilwoman Susan McCartney  
John McNair  
Peter F. Smeraldo, Jr.  
Sal A. Jensen (Alternate #1)  
John Cardoza (Alternate #2)

Diana P. McGovern, Esq., *Board Attorney*  
Paul Grygiel, AICP, PP, *Township Planner*  
John J. Hess, PE, PP, *Consulting Engineer*  
Leonard Lepore, PE, *Township Engineer*

### AGENDA

#### TOWNSHIP OF WEST ORANGE PLANNING BOARD MEETING

April 6, 2022

7:30 P.M.

West Orange Planning Board Meeting 4/6/2022 @ 7:30pm

Please click the link below (or copy and paste into your browser) to join the meeting and enter password when prompted:

<https://us06web.zoom.us/j/82555972252?pwd=YkQyamd6UTAwK2lXTzV5OUkvSHRqZz09>

Or Telephone: Dial: US: 1-646-558-8656 Webinar ID: 825 5597 2252 Password: 196291

*(Draft agenda is subject to change. For those persons having technical difficulties, please call 862-216-0144.)*

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#### A. STATEMENT OF COMPLIANCE

Notice of this meeting was given to the Township Clerk and posted on the Township bulletin board and Township website calendar, and sent to the West Orange Chronicle and the Star Ledger. 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.

#### B. PLEDGE OF ALLEGIANCE

#### C. ANNOUNCEMENTS

- The next Planning Board regular meeting will be held **May 4, 2022 at 7:30 P.M.**

**D. ROLL CALL**

**E. MINUTES & RESOLUTION**

- [WO PB 3-2-2022 Minutes](#)
- [PB-21-10-Altera 769 Northfield Avenue---Resolution](#)

**F. SWEARING IN**

- The Township Professionals sworn in.
- Mr. John Cardoza, sworn in as Planning Board Alternate #2 Member.

**G. APPLICATIONS/ORDINANCE REVIEW**

**- PRESENTATION BY HISTORIC PRESERVATION COMMISSION: Mr. Brian Feeney (Chair), Marty Feitlowitz (Vice Chair)**

- [George V. Hecker Carriage House, 36 Ridge Road \(Block 80.05/Lot 40.02\)](#)
- [WO PB 10-6-2021 Adopted Minutes](#)

**- PB 22-01/Pleasantdale Chateau (757 Eagle Rock Avenue)**

**Block: 177.12; Lot: 60; Zone: Historic Landmark**

Seeking variances in regard to development of a new indoor Conservatory event space and surrounding courtyards to take the place of the outdoor temporary tent previously used.

[1190916.Site Plan Set Revised 2022-02-28.pdf](#)

[1.2 -Planning Board Application.pdf](#)

[1.4 -Photograph Attachments.pdf](#)

[1.7.pdf](#)

[Architectural-010422.pdf](#)

[1.1 Cover-Letter0001](#)

[1.3--Site-Plan-Application-Attachments](#)

[1.5--Tax-Certification](#)

[1.6--Certified-Property-Owners-List](#)

[1.7a-ZB-26360001](#)

[1.7b-ZB-84-240001](#)

[1.7c-PB-95-150001](#)

[1.7d-PB-95-150001](#)

[1.7e-PB-96-060001](#)

[1.7f-PB-96-060001](#)

[1.7g-PB-97-040001](#)

[1.7h-ZB-97-030001](#)

[1.7i-PB-03-160001](#)

[1190916 Site-Plan-Set-Revised-2022-02-28](#)

[Application Page 2 Correction of Zone \(Dated 3-15-2022\)](#)

[SPRAB report PB 22-01 Pleasantdale Chateau](#)

[Planning Director Memo Dated March 23, 2022](#)

[CME Associates---Review#1-Dated April 1, 2022](#)

**- Ordinance Amending Chapter 25 Section 28 Steep Slope and Natural Features Ordinance**

- [Letter to Karen Carnevale with Ordinance Amending Chapter 25 Section 28 Steep Slope and Natural Features Ordinance- FINAL](#)
- [Ordinance Amending and Supplementing Chapter 25 Section 28 of the General Ordinances Entitled “Steep Slope and Natural Features Ordinance”](#)
- [Ordinance Steep Slope Amended Rev 4](#)
- [Ordinance Steep Slope Amended Rev 5](#)
- [Master Plan Consistency Review-Ordinance-2678-22 Steep-Slopes Dated March 28,2022](#)

**H. GENERAL DISCUSSION**

**I. PUBLIC COMMENT**

**J. EXECUTIVE SESSION**

**K. ADJOURNMENT**

**\*\*THE NEXT REGULAR PLANNING BOARD MEETING WILL BE  
WEDNESDAY May 4, 2022 AT 7:30 P.M. \*\***