



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

SUSAN McCARTNEY
Mayor

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JAMILET BAQUERIZO VITE
Planning Board Secretary

Dr. Robert Bagoff, *Chairman*
William B. Wilkes II, *Vice-Chairman*
Mayor Susan McCartney
Councilwoman Tammy Williams
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Jerry Guarino
Lee D. Klein, PE PTOE
Christopher Morgan, Sr
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*
Zayibeth Carballo, PE, *Township Engineer*

AGENDA

**TOWNSHIP OF WEST ORANGE
PLANNING BOARD MEETING
March 1, 2023
7:30 P.M.**

West Orange Planning Board Meeting, Wed. 3/1/2023 @ 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/86084524485?pwd=VmJQWmw0SGlTUWs3YmtWVC8wemFWZz09> Or Telephone: Dial: US: 1-646-931-3860 Webinar ID: 860 8452 4485 Password: 777429

(Draft agenda is subject to change. For those persons having technical difficulties, please call 973-325-4109.)

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 **April 12, 2023 at 7:30 P.M.**

D. ROLL CALL

E. MINUTES & RESOLUTIONS

- [PB-23-01 - Highlawn Inc \(1 Crest Drive\) - Draft Resolution](#)
- [2-1-2023 WO PB Draft Minutes](#)

F. SWEARING IN

- The Township Professionals sworn in.

G. ORDINANCE REVIEW

- [2715-23 Revised Ordinance Governing Cannabis Businesses - 2.7.23 - Redlined](#)
- [Ordinance Amending Chapter 25 Section 47.5 \(a\) eliminating Chair term limits. 4856-2029-1915 v.1](#)
- [Planning Review Memo 2713-23 Ordinance Amending Chapter 25 Section 47.5 \(a\)](#)
- [Planning Review Memo 2715-23 Ordinance Amending Cannabis](#)

H. APPLICATIONS

- **PB-22-08 Cummings
2 & 10 Ridge Road**

Block: 80.03 Lot: 10&21 Zone: R-1

The existing properties are vacant. The applicant proposed to consolidate the two existing lots and subdivide the property into four (4) development lots for single-family homes. *(The application will be adjourned to the April 12, 2023 Planning Board Regular Meeting as per the applicant's request)*

[Application Package](#)

[Application Checklist](#)

[200 Foot Property Owners List](#)

[Drainage Report](#)

[EIS Signed](#)

[Traffic Impact and Parking Assessment](#)

[Submission Letter from Applicant's Engineer](#)

[Planning Report](#)

[List of Required Regulatory Approvals](#)

[List of Variances/Waivers](#)

[West Orange Submission Letter](#)

[Planning Director's Memo Dated 8/29/2022](#)

[Proof of Paid Taxes](#)

[SHI Builders- West Orange, NJ Prelim GI- SWM Report 1](#)

[Site Plans Complete Set](#)

[Survey of the Property](#)

[Transmittal Letter](#)

[Tree Removal and Replacement Permit](#)
[Adjourned Letter Dated 9/28/2022](#)
[Adjourned Letter Dated 10/21/2022](#)
[Adjourned Letter Dated 11/11/2022](#)
[CME Associates - Review #1 \(Dated September 27 2022\)](#)
[SPRAB Report PB 22-08 Cummings](#)
[PB-22-08 - Letter request for adjournment \(Dated December 20 2022\)](#)
[2023-01-19 Resubmission Letter](#)
[Resubmission - 2023-01 EIS](#)
[Resubmission - 2023-01 OM Manual](#)
[Resubmission - 2023-01 SWM Report](#)
[Resubmission - 2023-01-13 List of Variances Waivers](#)
[Resubmission - 2023-01-18 Planning Report](#)
[Resubmission - Combined Rock Slope Review Report 12-12-2022 Reduced](#)
[Resubmission - Rev 1 Combined](#)
[Resubmission - SHI Builders - West Orange NJ - Prelim GI SWM Report 1](#)
[Resubmission - Sustainability checklist](#)
[Resubmission - Transmittal Letter](#)
[Resubmission -MAJOR SUBDIVISION](#)
[PB-22-08 Cummings - Affidavit of Proof of Publication and Service](#)
[Planning Review Memo - PB-22-08 - Cummings-updated 1-25-23](#)
[CME Associates - Review 2 \(Dated January 30 2023\)](#)
[Letter request to adjourn \(Dated 02-01-23\)](#)
[PB-22-08 - Adjourned Letter \(Dated 02-13-2023\)](#)

- **PB-22-14 Crest Ridge Realty LLC**

200 Mount Pleasant Avenue

Block: 80.03 Lot: 36 Zone: R-G

Addition of 986 square feet work out room next to the existing pool house and wooden fence on the property. *(The application is adjourned to the April 12, 2023 Planning Board regular meeting)*

[ALTA Survey](#)

[Architect Plan](#)

[Crest Ridge Realty - Plg Dir Memo \(Dated December 19 2022\)](#)

[Easement Documents](#)

[Minor Site Plan](#)

[Proof of Paid Taxes](#)

[Property Owners List](#)

[Topographic Survey](#)

[Application Checklist Documents](#)

[Application Package](#)

[April 2003 Board Resolution](#)

[Cover Letter](#)

[Rider to Application - Crest Ridge](#)

[Rider to the Site Plan Checklist - Crest Ridge](#)

[Affidavit of Service of Hearing Notice](#)

[CME Associates - Review 1 \(Dated January 5, 2023\)](#)

[PB-22-14 Letter of Adjournment \(Dated 1-31-2023\)](#)

- **PB-22-13 West Crescent Realty**
14-16 Northfield Avenue
Block: 17 Lot: 62 Zone: B-1

The applicant seeks to renovate the building into a high-quality mixed-use building, retaining retail/business uses and the warehouse on the ground floor and converting the upper floors into twelve apartments.

[West Orange Planning Board Site Plans](#)
[Planning Director Memo Dated 12/5/2022 West Crescent Realty](#)
[CME Associates Review #1 Dated December 7, 2022](#)
[Planning Board Application Package](#)
[Adjourned Letter \(Dated 12-29-2022\)](#)
[Proof of Notice and Affidavit of Publication](#)
[West Crescent Realty - SPRAB Report](#)
[Existing and Proposed Site Plan Site Details](#)
[Final Ltr to Mr. John Hess \(Dated 12.21.22\)](#)
[Letter of Adjournment \(Dated 1.30.23\)](#)
[PB-22-13 - Resubmission Cover Letter \(Dated 2.17.23\)](#)
[PB-22-13 - West Crescent Realty LLC - Site Plan Resubmission](#)
[Planning Review Memo - PB-22-13 - West Crescent Realty-updated 2-22-23](#)
[Ltr. to John Hess responses to report \(Dated 3.1.23\)](#)
[PB-22-13 CME Associates - Review #2 \(Dated March 1 2023\)](#)

I. GENERAL DISCUSSION

J. PUBLIC COMMENT

K. ADJOURNMENT

****THE NEXT REGULAR PLANNING BOARD MEETING WILL BE
WEDNESDAY April 12, 2023 AT 7:30 P.M. ****