TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

Tel: (973) 325-4111
Email: planningboard@westorange.org

SUSAN McCARTNEY
Mayor

JAMILET BAQUERIZO VITE
Planning Board Secretary

Dr. Robert Bagoff, Chairman
Jerry Guarino, Vice-Chairman
Mayor Susan McCartney
Council President Susan Scarpa
Ken Alper
William B. Wilkes II
Lee D. Klein, PE PTOE
Christopher Morgan, Sr
Frank Noborine.
John Cardoza (Alternate #1)
Lori Kapferer (Alternate #2)

Diana P. McGovern, Esq., Board Attorney
Ryan MacNeill, PE, Consulting Engineer
Zayibeth Carballo, PE, Township Engineer
Heyer, Gruel & Associates, Consulting Planners
Matrix New World Engineering, Consulting Engineer
Geniece Gary-Adams, Director of Planning and Development/Zoning Official

DRAFT
AGENDA

TOWNSHIP OF WEST ORANGE
PLANNING BOARD MEETING
December 2, 2026
7:00 P.M.

West Orange Planning Board Meeting, Wed. 12/2/2026 @ 7:00 pm
Please click the link below (or copy and paste it into your browser) to join the meeting and enter the password when prompted:
https://us02web.zoom.us/j/86897370307?pwd=aMhRrNbTf9rSxcq4vny0CFbrarlblT.1
Telephone: Dial: US: 646 931 3860 **Webinar ID:** 868 9737 0307 **Password:** 321800

*(Draft agenda is subject to change. For those persons having technical difficulties, please call **973-325-4106**.)*

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 **on January 6, 2026,** at **7:30 P.M.** via Zoom

D. ROLL CALL

E. MINUTES & RESOLUTIONS

PB-26-06-Fire-House-1-and-Fire-House-3---Draft-Resolution

F. SWEARING IN

- The Township Professional(s) sworn in.

G. APPLICATIONS

- **PB-22-13 West Crescent Realty, LLC**
- **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.

  Extension Request - Received 11-19-2026
  PB-22-13-West-Crescent-Realty-LLC-14-16-Northfield-Avenue--Resolution-Adopted
  Noticing Documents

- **PB-26-02 Catalyst Development Group, LLC**
  27 Fairway Drive
  Block: 86.01 Lot: 6 Zone: R-5
  The applicant is requesting preliminary and final minor subdivision approval, with "c" variance relief, to subdivide the property into 3 lots.

  PB-26-02-Application
  PB-26-02-Affidavit-of-Ownership
  Fully-Executed-Revised-Application_02122026
  CME Review-1
  PB-26-02-27-Fairway-Drive-Planner Completeness-Review-1
  Response-Letter-Review-1---2026-03-04
  Subdivision-27-Fairway-Revised
  1250703Response-Letter-Review-1---2026-03-04
  1250703Subdivision-27-Fairway-Revised
  05182026--PB-26-02-27-Fairway-Drive-Completeness-Review-2
  1250703Major-Subdivision-27-Fairway-Drive
  1250703Response-Letter-Review-1
  1250703-EIS-27-Fairway-Drive
  Subdivision-Checklist_05112026
  Application-Submission-Cover-Letter_05112026
  27-Fairway-Drive---Statement-of-the-Applicant_06172026
  Application-Submission-Cover-Letter_06172026
  Major-Subdivision-27-Fairway-Drive-Civil-Set_06102026
  Major-Subdivision-Application-and-Attachments_06172026

Response-Letter-Review-2_06112026
Storm-Sewer-Map
TREE-REMOVAL-PERMIT-APPLICATION-27-Fairway-Drive
05072026--SPRAB-Meeting-Review
06262026--PB-26-02-27-Fairway-Drive-Completeness-Review-3
07172026_PB-26-02-27-Fairway-Drive-Planning-Review-1
2026-07-06---Artheon Review-2
Affidavit-of-Proof-of-Service-and-Publication
1250703StormWaterManagementReport
1250703Subdivision-Plan-27-Fairway-Drive
1250703Response-Letter-Review-2---Planning
2026-11-11--Artheon-Review-3
10292026_PB-26-02-27-Fairway-Drive-Planning-Review-2

- **PB-26-01 15 Ridgeway LLC**
  15 Ridgeway LLC
  Block: 158 Lot: 28.01 Zone: R4
  The applicant is seeking a minor subdivision with bulk variance approval to create an additional building lot from an oversized lot.

  PB-26-01-Application
  Survey
  PB-26-01-Proposal-and-Reasons-for-Relief
  Copy-of-15-Ridgeway-Subdivision-Civil-Plans-1-6-2026--File-29906
  12052025-Architect-Plans
  Letter from Township Engineer-15-Ridgeway-Avenue-Bl-158-L-2801-Review-1
  03032026_PB-26-01-15-Ridgeway-Avenue-Completeness-Review-2
  CME Review-1
  Resubmission-Letter-to-West-Orange-Town-Hall---Planning-Board
  Response-Letter-1-To-Board-Engineer-15-Ridgeway-West-Orange
  Report-4-13-2026
  Hudson-Essex-Passaic-Soil-Conservation-District---15-Ridgeway-Ave
  Certified Certificate-AFU-and-ABJ
  BusinessRegistrationCertificate-AFU_AJ-2
  15_RIDGEWAY_LLC_Operating_Agreement_Final_Aug_11_2025
  15-Ridgeway-West-Orange-Two-Run-Card
  15-Ridgeway-Ave-Minor-Subdivision-Rev-3-Dated-4-13-26-File-29906
  04222026-VARIANCE-APPLICATION-compressed - Architectural Plans
  Proof-of-Mailing-Packet-to-West-Orange
  Certified-Mail-Receipts
  05012026_PB-26-01-15-Ridgeway-Avenue-Planning-Review
  05-01-2026---Review-2
  05042026-Variance-application--UPDATED-compressed
  05042026-Variance-response-letter
  2026-05-20-Ltr-of-Rep-15-Ridgeway10817401
  Affidavit-of-Publication-Exhibits
  29906-Response-Letter-2
  29906-15-Ridgeway-Minor-Subdivision-R3-5-26-2026
  29906-15-Ridgeway-West-Orange-5-26-26-HydroCAD-Report
  2026-05-28-Ltr-15-Ridgeway-Adjournment-10828851

Artheon - Review-3
06192026_PB-26-01-15-Ridgeway-Avenue-Planning-Review-2
WO-Fire-Chief-Review-Memo---Received-10-20-26
85-x-11-Planning-Exhibit-for-15-Ridgeway-Ave-LLC_5-6-2026
Letter from Objector's Attorney - Dated 8-12-26
11192026-VARIANCE-APPLICATION-FULL-SET-compressed
29906-Minor-Subdivision-R4-11-19-2026

- **PB-25-11 525 Northfield Ave LLC**
  525 Northfield Avenue
  Block: 159.04 Lot: 1.01 Zone: B-2
  The applicant is proposing a 4-story mixed-use building containing 1,200 sq. ft commercial space on the ground floor and 95 residential units on the upper floors, and 165 off-street parking spaces.

  Executed-PB-Application-4904-1062-97512
  Executed-Disclosure-and-Consent-Statements-4913-1220-85032
  West-Orange-Application---Tax-and-Sewer-Charge-Certification-4938-7274-22642
  West-Orange-Application---Sustainability-Checklist---complete-4924-1417-48411
  West-Orange-Application---Site-Plan-Checklist-11102025---kak-REVISED-4905-5465-81691
  Tree-Removal-Permit---Checklist-Only-4935-0023-97382
  Tree-Removal-Permit---Application-Only-4905-4954-71305
  Traffic-Impact-Study-11102025-4927-7608-81845
  Stormwater-Management-Report-4898-2292-85031
  Stormwater-Maintenance-Plan-10222025-4920-5008-39592
  Boundary-and-Topography-Survey-4927-0592-03731
  List-of-All-Trees-11172025-4927-9040-95942
  Letter-to-Board-Secretary-11182025-4926-0114-18822
  Letter-to-Board-Secretary-11102025-4932-1098-71275
  Flood-Hazard-Area-Determination-02212025-4924-8773-33672
  Executed-Tree-Removal-Application-4908-7908-10792
  Conditional-Use-Statement-4935-5136-01212
  Civil-Plans-October-22-4933-3434-73811
  Architectural-Schematic-Design-4913-9585-80391
  AF-comment--Application-Addendum-proposal-description-and-reasons-for-relief
  CME Review-2
  CME Review-1
  200-List---as-of-10302025-4923-5149-42622
  525-NORTHFIELD-AVENUE-FORESTER-MEMORANDUM
  Planner's Completeness-Review-1
  Planner's Completeness-Review-2
  Letter-to-Board-Secretary-enclosing-memo-from-Jarmel-Kizel-and-tree-permit-and-planning-memo--03022026-4904-1928-84663
  Stonefield-Planning-Memo-02272026-4914-4328-66742
  EIS-waiver-memo-02252026-4908-0095-34901
  CME Review-3
  ANS-Consultants-to-Board-Secretary-01272026-4916-9454-3757-v1
  Architectural-Schematic-Design---Revised-as-of-01292026-4908-4716-3021-v1
  Civil-Plans-Revised-01292026

Completeness-Review-1---Waivers-Checklist-4903-0348-8643-v4
Letter-from-Engineer-to-Board-Secretary-01292026-4913-0296-5901-v1
Letter-to-Board-Secretary-enclosing-revised-plans-addressing-completeness--02062026-4902-4495-3485-v3
NJDEP-Applicability-Determination-Survey-07212010-4909-9265-3197-v2
Stormwater-Management-Report---Revised-as-of-01282026-4936-0314-8685-v2
Stormwater-Maintenance-Plan-and-Field-Manual-01282026-4932-5213-7869-v2
Letter-to-Board-Secretary-enclosing-memo-from-Jarmel-Kizel-and-tree-permit-and-planning-memo--03022026-4904-1928-84663
Stonefield-Planning-Memo-02272026-4914-4328-66742
EIS-waiver-memo-02252026-4908-0095-34901
Tree-Removal-Permit---Application-Only-4905-4954-71308
03132026-PB-25-11--SPRAB-Meeting-Review
03132026-PB-25-11--Planning-Review-1
Amended-Application-03312026
Architectural-Schematic-Design-03302026
Email-from-Brian-Feeney-12292026
Letter-to-Board-Secretary-enclosing-revised-plans-and-email-from-HPC-03312026
Memo-Regarding-Revisions-03302026
Preliminary-and-Final-Site-Plans-03302026
Stormwater-Management-Report-03302026
Letter-to-Planning-Board-encl-affidavit-of-proof-of-service
Returned-Green-Cards---as-of-04082026-4931-9445-67352
Affidavit-of-Proof-of-Service-with-Exhibits-4926-0391-13272
PB25-11-525-Northfield-Ave---Planning-Board-Review-2
Artheon Review-4
A-1-Sheet-E-100---Aerial-Exhibit
A-2-Sheet-E-200-4937-0150-9535-v2
Letter-to-Planning-Board-encl-marked-exhibits-4896-6208-6562-v1
Affidavit-of-Proof-of-Service-with-Exhibits---05202026-4935-0228-75342
Letter-to-Planning-Board-encl-affidavit-of-proof-of-service--06012026-4909-6927-7873-v-4913-5887-71061
Affidavit-of-Proof-of-Service-with-Exhibits-4904-3317-88022
Returned-Green-Cards-as-of-06032026-4936-8579-80662
20260609-Letter-to-WO-PB-re-Representation
A-3-525-Northfield-Avenue-West-Orange-NJ---Planning-Board-Exhibits-4-15-2016-prepared-by-Jarmel
A-3--EX-107-3---Jarmel-Kizel---marked-into-evidence-on-June-10th-4928-0489-8486-v2
A-4-Google-Earth-Freeze-Frame--Sheridan-Ave-looking-North-East-showing-tree-wall-identified-as-Backside-4935-0221-0999-v
A-4-Google-Earth-Frame--Sheridan-Ave-Looking-South-towards-side-marked-6-10-4910-3589-4711-v2
EX-107-Parking-4935-8462-38191
Letter-to-Board-Secretary-enclosing-Groung-Parking-Layout-exhibit-and-revised-Traffic-Impact-Study-4916-4960-8139-v-4904-5319-6
Summary-of-Ex-107-Parking-Plan-4912-5154-2475-v-4900-6075-33551
Traffic-Impact-Study-revised-August-24-2026-4896-9729-06992
20260901-Letter-to-WO-PB-re-9-9-26-Hearing - Objector's Lawyer
Planner-Exhibits---Stonefield-Engineering-and-Design-4932-2478-73681

Letter-to-Planning-Board-encl-Exhibit-A-5-Planning-Exhibits-4919-6810-67071
Letter-to-Planning-Board-encl-SD-104-revised-4899-3170-6835-v-4933-5224-82751-4899-8068-88541
SD-104-revised-delivered-on-9-25-2026-4926-1720-21341
Letter-to-Planning-Board-requesting-adjournment-to-November-4th-hearing-4938-4668-0791-v-4896-7728-07271

- **PB-26-03 Crestmont Country Club**
  750 Eagle Rock Avenue
  Block: 174 Lot: 1.01 Zone: R-2
  The applicant is proposing the installation of a traffic signal at the intersection of Eagle Rock Avenue and Oval Road. Modifications to the existing driveway and parking area are also being proposed.

  00---2026-03-18-West-Orange-Transmittal
  0---2026-03-17-Cover-Letter
  1---Application-Form
  Rev-first-page-of-application-form
  2---2026-03-10-Project-and-Variance-Request-Narrative
  3---Site-Plan-Application-Checklist
  4---Sustainability-Checklist-Form
  5---Tree-Removal-and-Replacement-Permit-Application-Checklist-and-Notification-Forms
  6---2026-03-10-Tree-Removal-and-Replacement-Plan-Supporting-Letter
  7---2026-03-10-Site-Plan-Submission-Checklist-Waiver-Request-Letter
  8---2026-02-11-Verification-of-Taxes-and-Sewer-Charges-Paid
  9---2026-02-12-Township-of-West-Orange-200-Property-Owners-List
  10---2024-04-05-Borough-of-Roseland-200-Property-Owners-List
  11---2026-02-10-Township-of-Livingston-200-Property-Owners-List
  12---2026-02-12-Crestmont-CC-Stormwater-Management-Report
  13---2026-02-12-Crestmont-CC-Stormwater-O-and-M-Manual
  14---2026-02-12-Crestmont-CC-Environmental-Impact-Statement
  15---2026-02-12-Crestmont-CC-Preliminary-and-Final-Site-Plans
  16---2026-02-12-Crestmont-CC-Tree-Restoration-Plans
  17---2026-02-11-Crestmont-CC-Right-of-Way-and-Partial-Site-Survey
  18---2026-02-12-Crestmont-CC-Steep-Slope-Analysis-Exhibits
  19---2026-02-12-Preliminary-Eagle-Rock-Ave-Roadway-Improvement-Plans
  20---2026-01-21-Eagle-Rock-Ave-and-Oval-Road-Laurel-Avenue-Traffic-Signal-Design-Report
  21---2023-07-19-Planning-Board-Resolution-PB-23-06
  22---2024-11-21-Zoning-Board-of-Adjustment-Resolution-ZB-24-07
  2026-04-24---PF-Site-Plan-Rvw-1
  PB-26-03-Crestmont-Country-Club-Completeness-Review-1
  2026-02-12-Crestmont-CC-Preliminary-and-Final-Site-Plans
  2026-02-12-Crestmont-CC-and-Eagle-Rock-Ave-Stormwater-Management-Report
  2---2026-02-12-Crestmont-CC-Tree-Restoration-Plans
  3---2026-02-12-Steep-Slope-Analysis-Exhibits
  Noticing Documents
  TAP-West-Orange-Affidavit-Planning-Board-05222026
  2026-05-28-Project-Aerial-Map-Signed-and-Sealed

20260603_PB-26-03-Crestmont-Country-Club_Planning-Review-1
Ltr-Vite-61825-with-TAPinto-Affidavit - Received 6-18-26
Settlement-of-Litigation-Agreement-2020
7-30-2026 Ltr-From R. Schkolnick to J. Baquerizo re Requesting-Carry-until-September-2-hearing (rcd 7-30-26)
A1---2026-05-28-Project-Aerial-Map-Signed-and-Sealed
PLT-letter-to-PB-chair-re-subpoena-received 091726
Ltr-Vite-with-April-2020-Settlement-10626 - Received 10/7/26
Ltr-in-response-to-Tractenberg-request-for-subpoena-10626
20260929-Letter-to-Board-re-Representation
O1 Exhibit - The 2020 satellite photo from the NJDEP website
Crestmont_West_Orange_June_3_2026_CONDENSED_4up_with_Keyword_Index
Crestmont_July_1_2026_Condensed_with_Keyword_Index
Crestmont_September_2_2026_Condensed_with_Keyword_Index
Crestmont_West_Orange_October_7_2026_CONDENSED_4up_with_Keyword_Index

H. GENERAL DISCUSSION

I. PUBLIC COMMENT

J. ADJOURNMENT

****THE NEXT REGULAR PLANNING BOARD MEETING WILL BE ****
WEDNESDAY, January 6, 2026* AT 7:30 P.M. *