



# TOWNSHIP OF WEST ORANGE

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

## Department of Planning and Development

**ROBERT D. PARISI**

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Dr. Robert Bagoff, *Chairman*  
William B. Wilkes II, *Vice-Chairman*  
Councilwoman Susan McCartney  
Ken Alper  
Jerry Guarino  
Lee D. Klein, PE PTOE  
Christopher Morgan, Sr (Mayor's Designee)  
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

November 2, 2022

7:30 P.M.

West Orange Planning Board Meeting, Wed. 11/2/2022 @ 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/81683725873?pwd=TnVLU25XYU5kL2ZkS3ZnUEVTK1JVUT09>

Or Telephone: Dial: US: 1-646-931-3860 Webinar ID: 816 8372 5873 Password: 258161

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

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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 **December 7, 2022** at **7:30 P.M.**

- The application **PB-22-08 Cummings/2 &10 Ridge Road** decided to be carried to the December 7, 2022 Planning Board Regular Meeting.

**D. ROLL CALL**

**E. MINUTES & RESOLUTIONS**

- [769 Northfield Avenue Final Site Plan Resolution Phase II](#)

**F. SWEARING IN**

- The Township Professionals sworn in.

**G. APPLICATIONS**

- **PB-22-12 West Orange Wellness LLC**  
**26 South Valley Road**  
**Block: 4 Lot: 12 Zone: B-1**  
 Change of use to class V Cannabis retail dispensary use.  
[Signage Plan 9/20/2022](#)  
[Architectural Plan](#)  
[Survey](#)  
[Interior Rendering](#)  
[WOPB Application Compiled](#)  
[Planning Director Memo Dated 10/3/2022](#)  
[Proof of Paid Taxes](#)  
[Presentation Sheet- Signed](#)  
[Affidavit of Service](#)  
[CME Associates Review #1 Dated October 20, 2022](#)
- **PB-22-11 Montclair Golf Club**  
**25 Prospect Avenue**  
**Block: 151 Lot: 1,5,11,14,15.01,23,34,37,41,45.01 & 49 Zone: R-2**  
 The property is presently used and will continue to be used as a private golf club. The current application is requesting preliminary and final major site plan approval in order to expand the existing irrigation pond and construct a new pumphouse which will be 1,200 square feet in the area and 17.2 feet in height.  
[Site Plan for Irrigation Pond Improvements](#)  
[Planning Board Application- Irrigation Fee Explanation](#)  
[Planning Board Application Irrigation Application exe](#)  
[Planning Board Application Irrigation Letter Submitting Application](#)  
[Planning Board Application Irrigation Prior Resolutions](#)  
[Planning Board Application Irrigation Letter Submitting Revised Application](#)  
[Planning Director Memo Dated 9/29/2022](#)  
[Planning Board Application Irrigation Fee Explanation](#)  
[Planning Board Application Irrigation Revised Application](#)  
[Irrigation Affidavit of Publication](#)  
[Irrigation Affidavit of Mailing](#)  
[Irrigation Letter Submitting Affidavits of Mailing and Publication](#)  
[Public Notice Letter](#)

H. GENERAL DISCUSSION

I. PUBLIC COMMENT

J. ADJOURNMENT

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