



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

SUSAN McCARTNEY
Mayor

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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
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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

April 12, 2023
7:30 P.M.

West Orange Planning Board Meeting, Wed. 4/12/2023 @ 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/86787951217?pwd=YmRVTXZnclFTZE9Fc2ZzKzk3SUdMQT09> Or
Telephone: Dial: US: 1-646-931-3860 Webinar ID: 867 8795 1217 Password: 893895

(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 **May 3, 2023 at 7:30 P.M.**

D. ROLL CALL

E. MINUTES & RESOLUTIONS

- [PB-22-13 West Crescent Realty LLC \(14-16 Northfield Avenue\)](#)

F. SWEARING IN

- The Township Professionals sworn in.

G. APPLICATIONS /ORDINANCE REVIEW

- **PB-20-03/The Alpert Group, LLC**
18 Central Avenue
Block: 9; Lots: 32, 36; Zone: Central Valley Corridor Redevelopment Area
Mixed use project with 94 residences, 1223 of amenity, 3640 sf of commercial space and related infrastructure.
[Extension Request 3-16-23](#)
[Newspaper Notice](#)
[PB 20-03 Alpert Group \(Signed Resolution\)](#)
[Noticing Documents](#)
- **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 May 3, 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-22-08 Letter request to adjourn \(Dated 3-28-23\)](#)

- **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.

[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 \(Dated 1-31-2023\)](#)

[Cover Letter - Amended Site Plan - Crest Ridge Realty LLC](#)

[Cover Letter - Supplemental Submission](#)

[New Property Survey](#)

[PB-22-14 - Revised Site Plan](#)
[PB-22-14 - Supplemental Application Checklist and Both Riders](#)
[PB-22-14 - Crest Ridge Realty - Planning Review Memo - updated 3-6-23](#)
[PB-22-14 CME Associates - Review 2 \(Dated March 27 2023\)](#)
[PB-22-14 REVISED SITE PLAN COMBINED](#)
[Affidavit of Service of Hearing Notice](#)
[PB-22-14 CME Review #2 Updated \(Dated 23-04-11\)](#)

- **PB-23-02 Dogwood Green, LLC**
5 Central Avenue
Block: 10 Lot: 1.01 Zone: I – Industry
The applicant is proposing to renovate the interior of the building for a cannabis dispensary.
[Application Package - Submitted 2.13.23](#)
[PB-23-02 - Dogwood Green - Planning Review Memo](#)
[PB-23-02 CME Associates Review 1 \(Dated 03-14-2023\)](#)
[PB-23-02 Dogwood Green - CONDITIONAL USE APPROVAL](#)
[PB-23-02 Certification of Mailing](#)
[PB-23-02 Revised Plans \(Dated 2023-03-27\)](#)
[PB-23-02 Planning Review Memo Dogwood Green-updated 3-31-23](#)
[PB-23-02 Affidavit of Publication](#)
[PB-23-02 CME Associates Review #2 \(Dated 04-10-2023\)](#)
[2023-03-27 Planning Review Response Letter FINAL](#)

H. GENERAL DISCUSSION

I. PUBLIC COMMENT

J. ADJOURNMENT

****THE NEXT REGULAR PLANNING BOARD MEETING WILL BE
WEDNESDAY May 3, 2023 AT 7:30 P.M. ****