



# 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  
Ken Alper  
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

May 3, 2023  
7:30 P.M.

West Orange Planning Board Meeting, Wed. 5/3/2023 @ 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/85488445759?pwd=WVJXT1hRR0pXU0toO0VxSnMzSG11UT09>

Or Telephone: Dial: US: 1-646-931-3860 Webinar ID: 854 8844 5759 Password: 715781

*(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 **June 7, 2023 at 7:30 P.M.**

**D. ROLL CALL**

**E. MINUTES & RESOLUTIONS**

- [PB-23-02 Dogwood Green-5 Central Avenue Draft Resolution](#)

**F. SWEARING IN**

- The Township Professionals sworn in.

**G. APPLICATIONS /ORDINANCE REVIEW**

- **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 *(The applicant has withdrawn the application)*

[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 withdrawing application \(Dated 04.24.23\)](#)

- **PB-23-04 Redwood LLC**  
**200 Pleasant Valley Way**  
**Block: 151 Lot: 33 Zone: IHO-2**  
Applicant proposes to construct a four (4) story/142-unit residential rental community with luxury amenities and on-site parking for 338 vehicles. *(The application will be adjourned to the June 7, 2023 Planning Board Regular Meeting as per the applicant's request)*

[2023-03-07 - Maintenance Manual](#)  
[2023-03-07 - Natural Features Map \(Signed\)](#)  
[2023-03-07 - Rev.8 Site Plans \(Signed\)](#)  
[2023-03-07 - Stormwater Report \(Signed\)](#)  
[2023-03-07 - Stormwater Report Figures](#)  
[Arch Plans.03.13.2023](#)  
[Boundary Topographic Survey.12.17.2018](#)  
[Cover Letter.03.13.2023](#)  
[PB-23-04 Planning Board Application](#)  
[SPRAB report-PB-23-04 - Redwood LLC](#)  
[Sustainability Checklist Form.04.17.2023](#)  
[Settlement Agreement.04.06.2020](#)  
[Redwood L.L.C. \(NJDEP Flood Hazard Permit\).09.21.2020](#)  
[Redwood L.L.C. \(NJDEP Permitting Plan\)](#)  
[Permit](#)  
[Redwood, L.L.C. \(Preliminary and Final Site Plan Application\)](#)  
[PB-23-04 CME Associates Review #1 \(Dated 4-20-2023\)](#)  
[PB-23-04 Applicant Adjournment Letter \(Dated 04.24.2023\)](#)

**H. GENERAL DISCUSSION**

**I. PUBLIC COMMENT**

**J. ADJOURNMENT**

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