



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

April 26, 2023
7:30 P.M.

West Orange Planning Board Special Meeting, Wed. 4/26/2023 @ 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/81005520104?pwd=TzdDenVINVREYzlpK3MrRGtkU2FCZz09> Or

Telephone: Dial: US: 1-646-931-3860 Webinar ID: 810 0552 0104 Password: 253398

(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-23-03 Francis Byrne Golf Course Draft Resolution](#)
- [PB-22-14 200 Mount Pleasant Avenue - Draft Resolution](#)

F. SWEARING IN

- The Township Professionals sworn in.

G. APPLICATIONS

(Carried from 4/12/2023)

• **PB-23-02 Dogwood Green, LLC**

5 Central Avenue

Block: 10 Lot: 1.01 Zone: I – Industry

The applicant is proposing to locate a Licensed Cannabis Retailer in an existing commercial building. Physical changes proposed as part of the application include interior building renovations and modifications to the building's exterior, including provision of new signage. Some changes are also proposed to the site, including resurfacing and restriping of the parking area, replacing existing fencing and adding a trash enclosure and generator.

[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 Certification of Mailing](#)

[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](#)

[PB-23-02 Dogwood Green - CONDITIONAL USE APPROVAL \(Dated 2-10-2023\)](#)

[PB-23-02 Revised Plans \(Dated 03-27-2023\)](#)

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. ****