PLANNING BOARD
TOWNSHIP OF WEST CALDWELL
ESSEX COUNTY, NEW JERSEY
DRAFT

PUBLIC MEETING AGENDA
September 14, 2026

OPENING STATEMENT

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Minutes of Public Meeting of June 8, 2026

Minutes of Public Meeting of July 13, 2026

RESOLUTIONS

1. **PB25-17 246 Passaic Ave. LLC, 3 Harrison Avenue, Block 2802, Lot 14.02, R-3 Zone District** Applicant seeks approval for a minor subdivision of existing Lot 14.02 into two (2) proposed Lots 14.02 & 14.02. There appears no further proposed development at this time as part of the application.

    1. Section 19-9.8a: Subdivision Lots

        All lots shall abut an approved street for their entire frontage. While proposed Lot 14.02 would have access to the dead end right-of-way for Glen Drive, the proposed lot does not have frontage that abuts a street for the entire frontage.

HEARINGS

1. **PB25-03 CPT NJ 5 Henderson, LLC, 5 Henderson Drive, Block 1501, Lot 6, M-2 Zone District** Applicant seeks preliminary and final major site plan with bulk variance relief to demolish the existing structure and site improvements on the property and construct a 204,118 square foot industrial warehouse building with associated parking, loading spaces, stormwater management facilities, landscaping, lighting, and other improvements.

The application was continued from the May 12, 2026 Special Public Meeting. The applicant previously requested an extension and to carry the application to the July 13, 2026 regular meeting without further notice. The applicant has now requested an additional extension and to carry the application to the August 10, 2026 regular meeting without further notice.

2. **PB26-12 Caldwell-West Caldwell Board of Education, 265 Westville Avenue, Block 2301, Lot 1, R-3 Zone District** The applicant seeks a new 4,800 square foot single story masonry bearing wall structured athletic field house.

MINOR SITE PLAN COMMITTEE DECISIONS

1. **PB26-07 Mark Holmes – MBH Physical Therapy & Sports Medicine, LLC 42 Fairfield Place, Block 1400, Lot 2, M-1 Zone District** Applicant seeks minor site plan approval for a change of

tenancy to occupy existing tenant space located in Tiger Tennis and Fitness with proposed physical therapy practice. **Approved with conditions.**

2. **PB26-11 Raffaela Meola – Suite Snob and Company, 555 Passaic Avenue, Block 2100, Lot 2, B-3 Zone District** Applicant seeks minor site plan approval for a change of tenancy to occupy existing tenant space for a proposed clothing and accessory boutique. **Approved with conditions.**

3. **PB26-10 Plankton Energy LLC/Sunrise Realty, 900 Bloomfield Avenue, Block 1903, Lot 4.01, B-3 Zone** Applicant seeks minor site plan approval for proposed roof-mounted solar energy system. **Approved with conditions.**

4. **PB26-08 Leon 609 LLC, 2 Dedrick Place, Block 1500, Lot 11, M-2 Zone**
Applicant seeks minor site plan approve for a change of use to electronic distribution warehousing and offices. **Approved with conditions.**

INVITATION FOR ADDITIONAL DISCUSSION

ADJOURNMENT

PLANNING BOARD
TOWNSHIP OF WEST CALDWELL
ESSEX COUNTY, NEW JERSEY

CONFERENCE MEETING AGENDA
September 14, 2026

OPENING STATEMENT

APPROVAL OF MINUTES

Minutes of Conference Meeting of June 8, 2026

Minutes of Conference Meeting of July 13, 2026

DISCUSSION

- Applications for completeness review and classification.

1. **PB26-06 Paula DeBellis Sules, 20 Grover Lane, Block 208, Lot 1, R-3 Zone District** Applicant seeks approval for a minor subdivision of existing Lot 1 into two (2) proposed Lots 1.01 in Caldwell, NJ and 1.02 in West Caldwell, NJ.

    1. Subdivision Approval Required from Planning Board

        Pursuant to Section 18A-9.1 of the Township Code and the Municipal Land Use Law (N.J.S.A. 40:55D-37), approval of subdivision plats by resolution of the Planning Board shall be required as a condition for the filing of such plats with the County Recording Officer.

    2. Minimum Lot Width Variance (Proposed Lot 1.01)

        Pursuant to Section 20-7.5, the R-3 Zone requires a minimum lot width of 100 feet, whereas Proposed Lot 1.01 would have a lot width of 77.35 feet. Variance relief is required.

    3. Minimum Lot Width Variance (Proposed Lot 1.02)

        Pursuant to Section 20-7.5, the R-3 Zone requires a minimum lot width of 100 feet, whereas Proposed Lot 1.02 would have a lot width of 74.66 feet. Variance relief is required.

2. **PB26-09 West Caldwell Broadway, LLP, 1200 Bloomfield Avenue, Block 1700, Lots 2 & 10 , B-3 Zone District** Applicant seeks minor site plan approval for a proposed salon business within the retail center under construction

3. **PB26-13 85C NJ LLC, 8 York Avenue, Block 1201, Lot 16, M-1 Zone** Applicant seeks minor site plan approval for proposed relocation and installation of a pad-mounted electrical transformer serving the property, together with the associated site improvements and any related bulk relief.

SIGN COMMITTEE REPORT

1. PBS-26-012 Suite Snob & Company Boutique; 555 Passaic Avenue, Block 2101, Lot 2, B-3. Approved with conditions.

INVITATION FOR ADDITIONAL DISCUSSION

ADJOURNMENT