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

PUBLIC MEETING AGENDA
October 19, 2026

OPENING STATEMENT

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Minutes of Public Meeting of September 14, 2026

RESOLUTIONS

None.

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 September 14, 2026 regular meeting without further notice. The applicant has requested an extension and that the application be continued to a Special Public Meeting on October 28, 2026 without further notice.

2. **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.

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.

MINOR SITE PLAN COMMITTEE DECISIONS

1. **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. **Approved with conditions.**

INVITATION FOR ADDITIONAL DISCUSSION

ADJOURNMENT

PLANNING BOARD
TOWNSHIP OF WEST CALDWELL
ESSEX COUNTY, NEW JERSEY

CONFERENCE MEETING AGENDA
October 19, 2026

OPENING STATEMENT

APPROVAL OF MINUTES

Minutes of Conference Meeting of September 14, 2026

DISCUSSION

- Applications for completeness review and classification.

1. **PB26-14 BJD Ventures LLC, 1200 Bloomfield Avenue, Block 1700, Lot 2 & 10, B-3 Zone District** Applicant seeks minor site plan approval for a proposed boutique fitness studio within the retail center under construction.

2. **PB26-17 West Caldwell Dental Arts, 555 Passaic Avenue, Block 2100, Lots 2, B-3 Zone District** Applicant seeks minor site plan approval for a proposed expansion of an existing dental office.

3. **PB26-18 Garden State Endodontics PC, 626 Bloomfield Avenue, Block 2203, Lot 2, B-1 Zone** Applicant seeks preliminary and final major site plan approval for proposed demolition of the existing single-family house and two car detached garage for a proposed professional office on the first level and two 1-1/2 story apartments on the second and third levels.

SIGN COMMITTEE REPORT

1. PBS-26-013 Silverlead Ventures, Inc. d/b/a Scenthound; 758 Passaic Avenue, Block 2101, Lot 2, B-3. Approved with conditions.
2. PBS-26-011 Broadway Belvedere, 757 Bloomfield Avenue, Block 1000, Lot 2, B-3 Zone. Approved with conditions.

INVITATION FOR ADDITIONAL DISCUSSION

ADJOURNMENT