

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

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**SPECIAL PUBLIC MEETING AGENDA  
October 28, 2026**

**OPENING STATEMENT**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES**

None.

**RESOLUTIONS**

None.

**HEARINGS**

1. **PB25-03 CPT Henderson Drive, 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 improvements on the Property and construct an approximately 199,970 square foot office and industrial building on the Property, along with parking and loading spaces, stormwater management facilities, landscaping, lighting and related site improvements. The proposed building includes approximately 189,380 square feet of industrial space, which is accessory to approximately 10,590 square feet of office space. Depending on the ultimate tenant, the building may also be used for warehousing purposes, which is a conditionally permitted use in the M-2 District.

In connection with this application, the Applicant seeks the following variance relief from the Township of West Caldwell Code:

1. Ordinance Section 20-15.5 to permit a building height of 38.4 feet where the maximum height permitted is 35 feet.
2. Ordinance Section 20-24 to permit one (1) building sign and one (1) freestanding sign where the ordinance permits either one (1) building sign or one (1) freestanding sign.
3. Ordinance Section 20-23.3 to permit 148 parking spaces where the Ordinance requires satisfaction of the most restrictive result of the three parking calculation methods outlined in the parking requirement table, which results in a requirement for 667 parking spaces.

4. Ordinance Section 20-23.3 to permit parking in the front yard where parking in the front yard is prohibited.
5. If deemed required, a variance from Ordinance Section 20-23.3 to permit the overnight parking of trailers in trailer parking spaces, where overnight parking of trailers is permitted only in approved loading docks.

The Applicant will also seek such other variances, exceptions and/or design waivers as may be determined by the Board and its professionals upon a further analysis of the plans and the testimony at the public hearing.

**MINOR SITE PLAN COMMITTEE DECISIONS**

None.

**INVITATION FOR ADDITIONAL DISCUSSION**

**ADJOURNMENT**