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

PUBLIC MEETING AGENDA
November 9, 2026

OPENING STATEMENT

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Minutes of Public Meeting of September 14, 2026

Minutes of Public Meeting of October 19, 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. The application was heard at the Special Public Meeting on October 28, 2026 and continued to the November 9, 2026 regular meeting 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.

The application was continued from the October 19, 2026 regular meeting without further notice to the November 9, 2026 regular meeting without further notice. The applicant has requested it be adjourned and carried to the December 14, 2026 regular meeting without further notice.

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.

The application was heard at the October 19, 2026 regular meeting and is continued without further notice to the November 9, 2026 meeting.

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.**

2. **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. **Approved with conditions.**

3. **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. **Approved with conditions.**

INVITATION FOR ADDITIONAL DISCUSSION

ADJOURNMENT

PLANNING BOARD
TOWNSHIP OF WEST CALDWELL
ESSEX COUNTY, NEW JERSEY

CONFERENCE MEETING AGENDA
November 9, 2026

OPENING STATEMENT

APPROVAL OF MINUTES

Minutes of Conference Meeting of September 14, 2026

Minutes of Conference Meeting of October 19, 2026

DISCUSSION

- Applications for completeness review and classification.

1. **PB26-15 Broadway Belvedere, LLC, 757-777 Bloomfield Avenue, Block 1000, Lot 2, B-3 Zone District** Applicant seeks major site plan approval for a proposed new outdoor seating area and redesigned parking layout to the south of the site.

2. **PB26-19 Sal's Tire & Auto, Inc., dba Sal's Autoworks, 1045-1071 Bloomfield Avenue, Block 1602, Lot 1, B-1 Zone District** Applicant seeks major site plan approval for a proposed occupancy of the existing premises for an automotive repair and service.

3. **PB26-05 Sukchan Yang, 555 Passaic Avenue, Block 2100, Lot 2, B-3 Zone** Applicant seeks minor site plan approval to remove demising wall between two tenant spaces to expand the existing Jessie Nails operation, and a new yogurt retain operation.

SIGN COMMITTEE REPORT

1. PBS-26-014 MBH Physical Therapy; 42 Fairfield Place, Block 1400, Lot 2, M-1. Approved with conditions.
2. PBS-26-016 Antera Biriyani House, 1090 Bloomfield Avenue, Block 1800, Lot 25, B-1 Zone. Approved with conditions.

INVITATION FOR ADDITIONAL DISCUSSION

ADJOURNMENT