

**TOWNSHIP OF WEST ORANGE
PLANNING BOARD
MEETING MINUTES
August 5, 2015**

The Township of West Orange Planning Board held a regular meeting on August 5, 2015 at 7:30 P.M. in the Council Chamber, 66 Main Street, West Orange, New Jersey.

Chairman Weston called the meeting to order at approximately 7: 30 P.M. It was announced that notification of this meeting was given to the Township Clerk, and posted on the Township Bulletin Board on December 11, 2014 in accordance with the requirements of the "Open Public Meetings Act".

PRESENT: Vice Chairman Robert Bagoff, Joanne Carlucci, Jerome Eben, Tekeste Ghebremicael, Gerald Gurland, Councilwoman Susan McCartney, Gary Wegner, William Wilkes II, Chairman Ron Weston

ABSENT: Lee Klein, Jason Lester

ALSO PRESENT: Paul Grygiel, AICP, PP, Acting Township Planner, Patrick J. Dwyer, Esq., Board Attorney, Robin Miller, Board Secretary, Kevin Dillon, Audio-Digital Transcription Service

PLEDGE OF ALLEGIANCE

Chairman Weston requested all persons stand for the Pledge of Allegiance.

ROLL CALL

Vice Chairman Robert Bagoff, Joanne Carlucci, Jerome Eben, Tekeste Ghebremicael, Gerald Gurland, Lee Klein, Jason Lester, Councilwoman Susan McCartney, Gary Wegner, Chairman Ron Weston, William Wilkes II

ANNOUNCEMENTS

The next Planning Board regular meeting will be held on September 9, 2015 in the Council Chamber at 7:30 P.M.

Chairman Weston advised he would be away at the time of the September meeting; Vice Chairman Bagoff would be chairing the meeting.

SWEARING IN

Paul Grygiel, AICP, PP, Acting Township Planner.

RESOLUTION

Recommendation to Township Council #15-02 - Supplemental Proposed Land Use Regulations Ordinance Changes, Site Plan and Technical Review Procedure.

DISCUSSION

Messrs. Dwyer and Grygiel gave a brief recapitulation of the Recommendation to Council approved by the Board at the June 3, 2015 regular meeting; Mr. Dwyer read the Resolution into the record. Chairman Weston advised the Recommendation and Ordinance would be submitted to Council for their approval; should the Council request revisions to the Ordinance, it would be returned to the Board for further review.

The Board voted on the Resolution as follows:

Motion: Chairman Weston

Second: Mr. Ghebremicael

Bagoff: -	Carlucci: -	Eben: Yes	Ghebremicael: Yes
Gurland: Yes	Klein: Absent	Lester: Absent	McCartney: Yes
Wegner: Yes	Wilkes: -	Weston: Yes	

APPLICATION(S)

None.

DISCUSSION(S)

Recommendation for zoning change to incorporate "Cool Roof" requirements.

Mr. Dwyer stated the Board had discussed "Cool Roofs" on several occasions. He was involved in a matter in the City of Hoboken regarding a simple ordinance provision to incorporate a "Cool Roof" requirement that he believed the Board would find of interest. Chairman Weston read the excerpt from the handout provided by Mr. Dwyer:

"Cool Roofs." All projects with roof surface area of 1,000 square feet or more shall utilize a material that has a solar reflectivity of 40 percent or greater as certified by the Cool Roof Rating Council®."

Mr. Eben asked if there should be the additional inclusion of a "Green Roof" requirement, Chairman Weston suggested that topic be tabled to a future meeting.

Chairman Weston said the Board frequently suggested Applicants consider cool, light-colored, reflective roofs in relation to the Township Master Plan sustainable design element. Most Applicants had agreed to the condition of approval when suggested. Were the provision to become part of the ordinance, and the Board to determine specifications threshold, it would become mandatory. The industry trend had shifted in this direction; a higher percentage of new commercial roofs were light-colored or cool roofs; the cost premium had decreased significantly. Councilwoman McCartney stated the Council had recently adopted the Sustainability Checklist, which was optional; the cool roof requirement would be enforceable; what would be the specifications. Mr. Dwyer said the Hoboken

ordinance required reflectivity of 40% or greater. Mr. Gurland asked if it mattered whether the roof was flat or sloped; Mr. Dwyer said it did not matter in Hoboken. Chairman Weston suggested that the Board do further research on the threshold and wording of the ordinance and continue the discussion at an upcoming meeting. Mr. Eben stated he was in favor of the ordinance; however, he voiced concern regarding proper enforcement.

DISCUSSION

Rezoning Recommendations made as part of the 2010 Master Plan Update.

Councilwoman McCartney addressed the Board; her business at 270 Pleasant Valley Way was in a multi-use building owned by Congregation Ohr Torah; it was in an O-R zone. The Congregation was considering renovations and had discussed the matter with her. She reviewed the most recent Zoning Map and remembered there were several recommendations for zoning changes to the 2010 Master Plan update, including one to change the northern end of Pleasant Valley Way, (Block 152.07, Lots 1 and 2), from O-R to B-1; however, it appeared the change were never made. In addition to Pleasant Valley Way, the 2010 Master Plan Update rezoning recommendations were as follows:

West Essex Highlands (Block 179, Lot 32)

It is strongly recommended that this property remain undeveloped and be preserved as open space. It is further recommended that the existing zone map designations for this property remain unchanged. Attached cluster housing is still not recommended as an option for this site. Single-family detached dwellings should only be permitted in accordance with the bulk limitations of the zone districts for the property (i.e., lots designed in accordance with R-4 zone standards should not be permitted). The proposed density limits for this site are appropriate in light of the environmental features and access deficiencies that limit the ability of the site to accommodate a large number of dwelling units.

Private Golf Courses

It is recommended that the Essex County Country Club and Montclair Golf Club properties be rezoned to R-1. The Master Plan strongly encourages that these properties and the other private golf clubs in the Township continue to be operated as golf courses.

Stagg Field and the Property Adjacent to Stagg Field (Block 168, Lots 22 and 25)

It is recommended these properties be rezoned to R-2.

Northern End of Pleasant Valley Way

It is recommended that lots currently located in the O-R zone in this area be placed in the B-1 zone. The properties currently located within the R-2 zone should remain within that district, with the exception of the Montclair Golf Club parcels, which are proposed to be placed in the R- 1 zone.

East Side of Prospect Avenue

Two lots currently located in the PURD Planned Unit Residential Development zone across from Essex Green shopping center are recommended to be placed in the B-2 General Business zone in recognition of their size, location and current uses.

Chairman Weston suggested the recommendations be formalized and sent to Council; the discussion should be continued at an upcoming meeting. Mr. Grygiel advised the Board he had researched the

issue; several of the rezoning recommendations had been sent to Council and adopted in 2010; however, the Zoning Map had not been updated to reflect the changes. The ordinances had been adopted September 28, 2010; they included:

- Ordinance #2275-10 - West Essex Highlands – Block 179, Lot 32 in a R-2 and R-3 Zone;
- Ordinance #2279-10 - East Side of Prospect Avenue – Block 105, Lots 2 and 64.01;
- Ordinance #2280-10 - Northern End of Pleasant Valley Way – Block 152.07, Lots 1 and 2;
- Ordinance #2281-10 – Cedar Avenue/Mayapple Hill Extension – Block 169, Lot 1;
- Ordinance #2282-10 – National Guard Armory – Block 171, Lot 1, 3, and 4;
- Ordinance #2283-10 – Mt. Pleasant Avenue – Block 170.03, Lot 1.01

Chairman Weston requested Mr. Grygiel research the costs associated with updating the Township Zoning Map. Mr. Grygiel advised that in the interim, the Board should refer to *Map 3-Recommended Zoning Amendments* in the 2010 Master Plan Update. Chairman Weston suggested that the rezoning recommendation for private golf clubs should be submitted to Council prior to a final zoning map update.

DISCUSSION

Fee Schedules

Mr. Grygiel suggested the Board consider revising the Fee Schedule ordinance; Chairman Weston requested the Secretary research the matter, submit a report to the Board, and it would be discussed at an upcoming meeting.

MEETING ADJOURNED at approximately 8:22 P.M.

Minutes adopted September 9, 2015



Robin Miller, Secretary
Township of West Orange Planning Board

**THE NEXT REGULAR MEETING OF THE PLANNING BOARD WILL BE
WEDNESDAY OCTOBER 7, 2015 AT 7:30 P.M. IN THE COUNCIL CHAMBER**