

**MINUTES
TOWNSHIP OF WEST ORANGE
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
December 17, 2015**

The West Orange Zoning Board of Adjustment held a regular meeting on December 17, 2015 commencing 8:00 PM at 66 Main Street, West Orange, N.J. in Council Chambers.

Chairman Buechler called the meeting to order at approximately 8:00 P.M. It was announced that notification of this meeting was given to the Township Clerk, the West Orange Chronicle, and posted on the Township Bulletin Board on December 11, 2014 in accordance with the "Open Public Meetings Act."

Chairman Buechler asked everyone to stand for the Pledge of Allegiance.

Alice Beirne, Esq., Board Attorney, read the Opening Statement.

PRESENT: B. Buechler, D. Nash, B. Quentzel, I. Schwarzbaum
W. Steinhart, M. Sussman

ABSENT: C. DarConte (excused absence)
D. Gabry (excused absence)
P. Neuer (excused absence)
A. Weiss (excused absence)

ALSO PRESENT: Paul Grygiel, Acting Consulting Planner
Eric Keller, Consulting Engineer
Alice Beirne, Esq., Board Attorney
Rose DeSena, Board Secretary
H. Grossman, Esq., Public Advocate

ANNOUNCEMENTS

Chairman Buechler announced that this meeting is being recorded on the Township's audio recording system. He said that the Township's previous audio transcriber, Audio Digital Transcription Service, is no longer serving as the official recorder transcriber for the Zoning Board. Chairman Buechler stated that the designation of the official transcriber will be made on a meeting by meeting basis.

Chairman Buechler stated that the Board will move to adopt a resolution to have Denise Clark, a certified court reporter with the State of New Jersey who is affiliated with the firm of Reisman, Rappaport, Dylan and Rose, designated as the official transcriber for the meeting this evening.

Chairman Buechler made the motion; Mr. Steinhart seconded the motion and all were in favor.

Chairman Buechler stated for the record that Ms. Clark has been appointed as the official transcriber for the Zoning Board meeting this evening.

Future Meetings: January 21, 2016 (regular meeting)
 February 18, 2016 (regular meeting)
 March 17, 2016 (regular meeting)

MINUTES November 19, 2015 (regular meeting)

Chairman Buechler asked the Board Members if they had any additional comments to the November 19, 2015 regular meeting minutes that were submitted to them for review; there were none.

Chairman Buechler made a motion to approve the minutes of the November 19, 2015 minutes; Mr. Schwarzbaum seconded the motion and all were in favor.

Mr. Steinhart stated for the record that he was not present at the November 19, 2015 meeting and did not vote on the minutes.

SWEARING IN

Paul Grygiel, consulting Planner for the Township and Eric Keller, consulting Engineer for the Township were sworn under oath.

RESOLUTIONS

- | | |
|---|--------------------------|
| 1. ZB-15-11/Panorama, LLC d/b/a Chit Chat Diner | Approved 11/19/15 |
| Block: 111; Lot: 1.05; Zones: B-2 & PURD | |
| 410 Eagle Rock Avenue | |
| Seeking preliminary & final site plan approval with "d" variance & bulk | |
| variances to demo an existing diner and construct a new one story | |
| restaurant. | |

Chairman Buechler stated that he was recused from hearing this matter and asked if any Board Member had any changes to the resolution that was circulated by email to everyone.

Ms. Beirne stated that there was one minor change made by Mr. Keller which gave the applicant

the option to have either an internal or external grease trap. She said that the decision has not been made yet and that the condition will be made left to the discretion of the applicant.

Chairman Buechler asked for a motion to adopt the resolution with said revisions.

Mr. Schwarzbaum made a motion to adopt the resolution with said revisions and Mr. Sussman seconded the motion to adopt.

The vote was as follows:

DarConte:	-	Schwarzbaum:	Yes
Gabry:	-	Steinhart:	-
D. Nash:	Yes	Sussman:	Yes
Neuer:	Recused	Weiss:	-
Quentzel:	-	Chairman Buechler:	Recused

2. Request of the Reconsideration of ZB-14-08/Sai Hira Ram Trust Denied 11/19/15

Chairman Buechler asked if any Board Members had any changes to the proposed resolution; seeing none Chairman Buechler asked for a motion to adopt the resolution.

Mr. Sussman made a motion to adopt the resolution that denied the request for the reconsideration of the ZB-14-08 Sai Hira Ram Trust application; Mr. Schwarzbaum seconded the motion to adopt the resolution.

The vote was as follows:

DarConte:	-	Schwarzbaum:	Yes
Gabry:	-	Steinhart:	-
D. Nash:	Yes	Sussman:	Yes
Neuer:	-	Weiss:	-
Quentzel:	-	Chairman Buechler:	Yes

APPLICATION(S)

- 1. ZB-15-12/Executive West, LLC** **Carried from 11/19/15**
Block: 80.03; Lots: 10 & 21; Zone: R-1
Ridge Road
Seeking preliminary and final site plan approval with a “d” variance and bulk variances for the construction of a 36 unit townhouse development.
- 2. ZB-15-13/Executive West, LLC** **Carried from 11/19/15**
Block: 82.03; Lot: 17; Zone: R-1
Ridge Road
Seeking preliminary major subdivision approval with variances for the creation of two residential lots with an abutting road for egress and ingress.

EXHIBITS

- A-1 – Preliminary and Final Site Plans for the proposed townhouses development – fifteen (15) sheets with a revision date of 12/4/15
- A-2 - Colored version of Sheet 4 of the Site Plan for the proposed townhouse development – two (2) sheets dated 7/6/15
- A-3 – Landscape Plan for the proposed townhouse development – two (2) sheets dated 7/6/15
- A-4 – Architectural Plans & Elevations for the proposed townhouses – dated 7/21/15
- A-5 – Preliminary Major Subdivision Plans – seven (7) sheets with a revision date of 12/4/15
- A-6 – Colored version of Sheet 3 of the Subdivision Plans with a revision date of 11/16/15

Robert Williams, attorney for the applicant, approached the podium.

Mr. Williams detailed both applications ZB-15-12 and ZB-15-13 stating that because of the relation of the site plan for the construction of the townhouses and the subdivision he feels that both applications should be heard together. He said that he will start with the site plan application first.

Mr. Williams called his first witness.

Michael T. Lanzafama approached the podium and was sworn under oath. Mr. Lanzafama stated that he is a professional engineer licensed in the State of New Jersey with the firm of Casey and Keller. He detailed his educational and professional background and said he is also a licensed Professional Planner.

Chairman Buechler qualified Mr. Lanzafama as an expert in Professional Engineering.

Mr. Lanzafama presented fifteen (15) sheets of the preliminary and final site plan; Chairman Buechler asked to have the site plans for the proposed townhouses with a revision date of 12/4/15, marked as Exhibit A-1 for identification.

Mr. Lanzafama referred to Exhibit A-1 and detailed the surrounding properties; residential homes, an assisted living facility, office spaces and multifamily town houses.

Mr. Lanzafama referred to sheet 2 of the plans showing the topography of the site and outlining the steep slopes and the trees located in the area of development. He said that the site totals 12.7 acres and the frontage is along Ridge Road and along Mt. Pleasant Avenue. He said the right of way is delineated by an old stone wall that was constructed many years ago. Mr. Lanzafama said that there was a single family home on the site at one time and there are still some pedestrian pathways on the property along with roadways.

Mr. Lanzafama said that they will be applying for a wetland permit with the NJDEP because there are wetlands on the site as a result of head walls and piping that existed where the roadways were built years ago.

Mr. Lanzafama said there are remnants of an old fire hydrant on the site and that the site was used as the Hartley Boys residence at one time.

Mr. Lanzafama detailed where the most practical part of the site will be to build the townhouses.

Chairman Buechler asked Mr. Lanzafama what condition the concrete barriers are in; he said they are in good condition.

Chairman Buechler asked Mr. Lanzafama if they need to close off any areas during construction so that people don't wander off of the cliff; he said that he doesn't think so but would have to take a look at that.

Mr. Lanzafama said that he reviewed the steep slope areas on the site and detailed all of the usable lot areas on the site. He referred to sheet 4 in the plans and explained all of the calculations used to get the usable lot area of 349,941 sq. feet with a total acreage of 8.4. Mr. Lanzafama said that some of the steep slopes are in the 100 ft. buffer.

Chairman Buechler asked Mr. Keller if he concurs with these calculations; he said that Mr. Lanzafama did the calculations correctly.

Mr. Lanzafama detailed the utilities on Ridge Road and Mt. Pleasant Avenue that are available. He said that there is adequate water supply and that Public Service confirmed that they can provide electricity and gas to the site.

Mr. Lanzafama said that there is also a sanitary sewer available through lot 27 that was constructed when the assisted living facility was constructed. He said that the Township signed off on the TWA application form and the Township Engineer would like them to extend this sanitary sewer and connect to it.

Chairman Buechler asked Mr. Lanzafama if the sanitary sewer has adequate capacity for the proposed development; he said yes it does.

Mr. Lanzafama presented a color version of sheet 4 of the site plans; Chairman Buechler asked to have the color version of sheet 4 of the site plans marked as Exhibit A-2 for identification.

Mr. Lanzafama referred to Exhibit A-2 and detailed where the trees that will be preserved are. He noted the location of the townhouse units stating that they will be two and a half story structures with two bedrooms and garages under each unit that will provide parking spaces for 3.5 cars.

Mr. Lanzafama detailed where the sidewalks will be located and the crosswalks. He said that the applicant is asking that they do not have to provide sidewalks on both sides of the road because of the low density of thirty six units, there is no need for that but they will provide more street trees and additional landscaping.

Mr. Lanzafama said that the end townhouse units will have side entry garages and the middle units will have front entry garages. He said that where the buildings come together they did a shared driveway configuration to minimize the number of curb cuts.

Mr. Lanzafama said that they are also providing additional space for visitors to park and parking spaces along the roadway. He said that eighty seven (87) parking spaces are required and they are providing one hundred and thirty nine (139) parking spaces.

Mr. Lanzafama detailed the building coverage and the lot coverage that is allowed under Township Ordinance.

Chairman Buechler asked Mr. Lanzafama if a variance is required for the lot coverage; he replied no.

Mr. Lanzafama detailed the front, side and rear setbacks, the spacing between the buildings will be a minimum of 25' and the density of 2.84 dwelling units per acre.

Mr. Lanzafama referred to sheet six (6) of the site plans and detailed the different storm water detention basins on the site and how and where the water will be discharged.

Mr. Quentzel asked Mr. Lanzafama to point out where the sand bar filtration basin was located on the plans; he complied.

Chairman Buechler asked Mr. Lanzafama how deep the water will be on the surface of the basin if it rains heavily; he said that the water will seep right away. Mr. Lanzafama said that it has a percolation rate of about 2 inches per hour.

Chairman Buechler asked Mr. Lanzafama how high the stone barrier is around the basin; he said 18" high.

Chairman Buechler asked Mr. Lanzafama if the retention basin will be cleaned out regularly as part of the maintenance plan; he replied yes.

Chairman Buechler asked Mr. Lanzafama if there is a possibility of children getting into the storm basin; he replied no.

Mr. Lanzafama stated that when they did their initial investigation on the site they hit rock at around three (3) to six (6) or seven (7) feet. He said instead of digging through the rock they decided to lift the site up and they will elevate the site.

Chairman Buechler asked Mr. Lanzafama if they will be bringing in clean fill; he said yes.

Chairman Buechler asked Mr. Lanzafama how high they are going to elevate the site; he said it depends on the location of the site and will vary from 0 to six (6) or seven (7) feet. Mr. Lanzafama said that they will require 10,500 cubic yards of material and will move the excess soil from the subdivision site on to this site.

Chairman Buechler asked Mr. Lanzafama if the soil on the subdivision site is clean fill; he said that the soil will be tested under State law.

Mr. Lanzafama said that they are looking at a total of 5000 yards of material to be brought in.

Chairman Buechler asked approximately how many trips will the dump trucks have to make to bring in the material; he said 250 to 300 trips.

Chairman Buechler asked what the approximate time frame to bring in the fill in would be; he said it could be a three (3) to six (6) month period.

There was discussion regarding the storm water discharge pattern. Mr. Lanzafama stated that they are meeting all of the New Jersey State standards.

Mr. Lanzafama detailed the sanitary collection system stating that it is designed as a gravity system that meets all of the New Jersey State standards.

Mr. Lanzafama detailed the new roadways that they are proposing, the water main and all of the fire hydrant locations. He said that they implemented an erosion and sedimentary control plan and detailed the plan.

Mr. Lanzafama detailed all of the approvals that are required; DEP approval, a TWA approval for the sanitary sewer, a water main extension permit and Essex County Planning Board approval.

Mr. Lanzafama detailed the locations of the proposed stop signs, stop bars and crosswalks on the site. He said that they will be widening the paved cart way of Ridge Road and make the width of the road uniform. Mr. Lanzafama said that the town will give them permission to do that.

Chairman Buechler asked Mr. Lanzafama how far down they are proposing to widen Ridge Road; he said that they will widen the road down to the proposed new road A of the subdivision site.

Mr. Steinhart asked Mr. Lanzafama how they are proposing to fill in the wetlands; he said under the Wetlands Act they are allowed to fill in wetlands up to one acre without any replacement.

Mr. Quentzel said that he had a question regarding the sand bar and asked Mr. Lanzafama if the townhouses near the sand bar are going to have walk out basements; he replied no. Mr. Lanzafama said the walk out basements will only be on the east side of proposed road B and a few units on the north-west side.

Mr. Quentzel said that he is concerned about the sand bar near the four proposed units; Mr. Lanzafama stated that they will not even notice the sand bar.

Mr. Quentzel asked Mr. Lanzafama if he is concerned about children playing in the sand; he said no. Mr. Lanzafama said that those type of units usually draw empty nesters and they could put a fence around the sand bar.

Mr. Sussman asked Mr. Lanzafama if the sand bar will collect water; he said not for a normal rain storm, only if they had a one hundred (100) year storm.

Mr. Sussman asked Mr. Lanzafama if there was a one hundred (100) year storm how long until the water evacuates from the sand bar; he said twenty four (24) hours.

Mr. Lanzafama detailed the lines of site in and out of the site and said that they are more than adequate. He said that the Traffic Expert will go into that with much more detail.

Mr. Lanzafama stated that the landscape architect will explain the proposed architectural plans, lighting and the signage.

Mr. Williams stated that they will now move on to the next application for the sub-division.

Mr. Lanzafama presented the sub-division site plans, with a revision date of 12/4/15, consisting of seven (7) sheets.

Chairman Buechler asked to have the sub-division site plans marked as Exhibit A-5 for identification.

Mr. Lanzafama referred to Exhibit A-5 and detailed what the application is proposing, the site and the surrounding properties in the area noting the sanitary sewer system on the plans.

Mr. Lanzafama stated that they are proposing a public road from Ridge Road to Prospect Avenue that would not only benefit the town house residents but all of the residents on Ridge Road.

Chairman Buechler asked Mr. Lanzafama if Ridge Road will remain a private road; he replied not necessarily. He said that the Township Engineer, Mr. Lepore, has asked to consider that Ridge Road become a dedicated public road from Mt. Pleasant Avenue up to the proposed road.

Chairman Buechler stated that this would be the decision of the Township; Mr. Lanzafama said yes.

Chairman Buechler asked Mr. Lanzafama if the Town decided not to make it a township dedicated road, who will be responsible to maintain it; he said whoever has interest in the private road.

Chairman Buechler asked Mr. Lanzafama if he asked the other residents on Ridge Road if they are in favor of that; he replied no.

Mr. Steinhart asked Mr. Lanzafama if it does become a public road up to the sub-division lot, will there be a need to install catch basins for drainage or curbing along Ridge Road; he said only if the Town takes it as a street.

Mr. Schwarzbaum asked if he could make a suggestion and asked Mr. Lanzafama to provide them with an overview of the proposed development showing the road and the lots together; he said they could do that.

Mr. Schwarzbaum said he would also like to see an approximation of where the other homes are on Ridge Road to the proposed site.

Mr. Lanzafama continued to detail the site delineating where the heliport was on the site that is no longer there. He said that there is a series of steep slopes on the property and detailed where they are on the site.

Mr. Lanzafama referred to sheet three (3) of the plans and detailed where they would sub-divide the lots. He noted what is required in the R-1 zone and said that they are seeking a variance for the lot area. Mr. Lanzafama said that they are only asking for the sub-division of the lots at this time but are showing the Board the potential of the property.

Chairman Buechler stated that if the Board approves the sub-division, they would have to build within the setbacks or whoever purchases the lot will have to come back before the Board if they decide to build an oversize house.

Chairman Buechler called for a recess at 9:30 pm.

Chairman Buechler resumed the meeting at 9:42 pm.

Mr. Lanzafama continued with his testimony and referred to sheet four (4) of Exhibit A-5 stating that they are proposing two sets of catch basins from Ridge Road to Prospect Avenue that will pick up the water along the gutter line. He said that it is a two (2) stage system, detailed how it

will function, and stated that it will be cleaned out every year as part of the storm water maintenance plan.

Chairman Buechler stated that eventually these lots would have two individual homes on them and would not be part of the townhouse development. He asked Mr. Lanzafama if the individual home owners would be responsible for maintaining that storm water basin; he replied yes. Mr. Lanzafama said that they are proposing to establish a home owners association for the townhouses and a homeowners association for the two subdivision lots.

Chairman Buechler asked Mr. Lanzafama if the proposed road would be a public or private road; he said public road that would be dedicated to the Township if the application were approved.

Mr. Lanzafama detailed the variances requested and the proposed easements for the sanitary and sewer lines. He said they also put in an OPRA request in an effort to find out if there was an old abandoned septic system on the property.

Mr. Schwarzbaum asked Mr. Lanzafama if they were to propose building one house on both lots would they meet the Township's requirements for the R-1 standards; he replied yes.

Mr. Keller asked Mr. Lanzafama if he has ever had to have the homeowners of a small lot held responsible for the maintenance of a detention basin; he said yes. Mr. Lanzafama said that the cost is not substantial for that and he does not see a problem.

Mr. Keller stated that if they are installing a sand filter there is a replacement cycle in which they must remove and replace the sand and this comes at a more substantial cost. Mr. Lanzafama said that all they need to do is follow the maintenance manual.

Mr. Keller asked Mr. Lanzafama if the homeowners do not meet their maintenance responsibilities then who does this fall on; he said the Township.

Mr. Keller asked Mr. Lanzafama if they calculated the soil removal requirements for the subdivision; he replied yes.

Mr. Keller asked Mr. Lanzafama if the soil from the subdivision lots that is being moved to the other site will be tested; he replied yes.

Mr. Keller asked Mr. Lanzafama if they will be inspecting the lines for the existing sanitary sewer; he replied yes.

Mr. Keller stated that the proposed new road shows a pair of inlets and some areas look a little steep and asked Mr. Lanzafama if he did cross sections to see if that works without any retaining walls; he said they would take a second look at that if they need to. Mr. Lanzafama said that he agrees that it does look a little steep.

Mr. Keller said that Ridge Road is a private road and the Township Engineer indicated that part of the road from Mt. Pleasant Avenue to the proposed road become a public road. He asked Mr. Lanzafama who would have rights to that road and what steps does the town have to take to take rights to that part of the road and is there currently a cost sharing agreement; he said that they have not been able to uncover a document that outlines an existing association.

Chairman Buechler asked Mr. Lanzafama if they asked any of the residents on Ridge Road how they pay for snow removal now; he said that he understands that the Township plows some of the snow now.

Chairman Buechler advised Mr. Williams that this is more of a legal question that their engineer cannot answer and it must be answered sometime in the future.

Mr. Keller stated that as a land surveyor it is part of their responsibility to define rights.

Chairman Buechler stated that it would be worth it to knock on some of the doors and ask the residents on Ridge Road what they currently do.

Mr. Lanzafama stated that the question is how they legalize the rights.

Mr. Keller questioned the number of parking spaces they must provide for visitor parking for the townhouse development and said that the Board may have to grant them a de minimus exception if need be.

Mr. Keller said in regard to the storm water basin on the townhouse development site he asked Mr. Lanzafama if the trees they are not taking down in that area are suitable to be inundated; he replied yes but he will take a look at those trees again. Mr. Lanzafama said that the Township Forester wants them to go into that area and plant more trees and shrubs to enhance that area.

Mr. Sussman asked Mr. Keller how long the water will stand in the retention basin; he said by regulation the water has to be empty within seventy two (72) hours

Mr. Keller stated that the site plans for the townhouse development do not show what trees are to be removed on the steep slopes and he would like to see that on the revised plans.

Mr. Keller asked Mr. Lanzafama if the existing stone wall is in the site line from Ridge Road looking downhill on Mt. Pleasant Avenue; he said that you are skirting it and looking right over the edge of it.

Mr. Keller asked Mr. Lanzafama what the setback of the stone wall on Mt. Pleasant Avenue is; he said eight (8) or nine (9) feet from the pavement to the wall.

Mr. Grygiel asked Mr. Lanzafama if they decided to install a privacy gate to the south of the connector road on Ridge Road that was discussed at the SPRAB meeting; he said they have not decided that yet and that is why it is not shown on the plans..

Mr. Quentzel asked Mr. Lanzafama if they considered any alternatives to the sand bar being proposed on the townhouse development site; he said that is the most efficient way to remove pollutants.

Mr. Quentzel asked Mr. Lanzafama if the only reason they are doing a homeowners association on the subdivision lots is because of the basin; he said yes.

Mr. Quentzel asked Mr. Lanzafama if it would just be easier to have one homeowner be responsible for the maintenance; he said not necessarily.

There was some discussion among the Engineer and the Chairman regarding who should logically have the obligation of the maintenance of the storm water basin.

There were no further questions for Mr. Lanzafama from the Board Members of the Board Professionals.

Chairman Buechler asked the attorney for the objector to approach the podium and state who they are representing.

Frederick C. Biehl, III approached the podium and stated that he is from the firm of Soriano, Henkel, Beihl and Matthews. He said that he represents Michael Cestone who resides at 37 Ridge Road.

Mr. Beihl stated that Mr. Cestone is two lots over from the site going away from the property.

Mr. Beihl asked Mr. Lanzafama if they would still need a variance to build on the subdivision lots if they were not putting in the road; he said yes they would still need variances.

Mr. Beihl asked Mr. Lanzafama if they could build one house on the lots without a variance; he replied yes.

Mr. Beihl asked Mr. Lanzafama how many single family houses they could build on the townhouse development site without any variances; he said five or six homes.

Mr. Beihl asked Mr. Lanzafama if anything was precluding the development from having the five or six homes on that site; he replied no.

Mr. Biehl asked Mr. Lanzafama how they would sequence the project; he said they would probably construct the road first so it would not impose on the residents on Ridge Road. Mr. Lanzafama said that the majority of construction trucks would not be on Ridge Road they would come from Prospect Avenue.

Mr. Biehl asked Mr. Lanzafama if he testified that they will not be blasting; he said that they do not anticipate blasting on the townhouse site but may have some controlled blasting to construct the sanitary sewer.

Mr. Biehl asked Mr. Lanzafama if they prepared any reports indicating what the impact would be on the properties from the blasting; he replied no.

Mr. Biehl asked Mr. Lanzafama if they have prepared any investigative reports for the sanitary sewer line; he replied no they are still in the process of investigating.

Mr. Biehl asked Mr. Lanzafama if they have the grading on the two lots for the two conceptual homes being proposed; he said no.

Mr. Biehl had no further questions for Mr. Lanzafama.

Chairman Buechler asked if any other members of the public had any questions for Mr. Lanzafama.

Kevin Malanga approached the podium and stated that he lives at 57 Ridge Road.

Mr. Malanga asked Mr. Lanzafama how many square feet on the ground floor is each of the townhouse units; he said that the architect will testify to that.

Mr. Malanga asked Mr. Lanzafama if there is going to be any grading within the detention basin; he said yes a small amount at the eastern edge of the detention basin.

Mr. Malanga asked Mr. Lanzafama if there are any tree wells in the detention basin; he replied yes.

Mr. Malanga asked Mr. Lanzafama what the depth of each tree well will be; he said that it is not a tree well in the true sense that it is only a small retaining wall on one side of the tree.

Mr. Malanga asked Mr. Lanzafama what type of machine conducted the test pits; he said they conducted the test pits with a backhoe rubber-tired machine.

Mr. Malanga asked Mr. Lanzafama if he testified that the rock is rippable rock; he said yes that they actually ripped it up.

Mr. Malanga asked Mr. Lanzafama if he is aware of any other construction projects currently taking place on the mountain in which excavation is taking place; he said no.

Mr. Malanga asked Mr. Lanzafama what the width of the entrance to Ridge Road is from wall to wall; he said thirty (30) feet.

Mr. Malanga asked Mr. Lanzafama if there is any plan to change the width on the road or the configuration on the walls; he replied no.

Mr. Malanga asked Mr. Lanzafama if he was familiar with the Emeritus/Arden Court assisted living facility; he replied yes.

Mr. Malanga asked Mr. Lanzafama if the facility has vehicular access to Ridge Road; he replied yes.

Mr. Malanga asked Mr. Lanzafama if there is a gate at that driveway; he said he thinks there is a chain not a gate.

Mr. Malanga asked Mr. Lanzafama if he knew of any site plan approval conditions that indicated that Emeritus at West Orange does not have vehicular access to Ridge Road; he said no.

Mr. Malanga asked Mr. Lanzafama if he drove on Ridge Road at night time; he replied no.

Mr. Malanga asked Mr. Lanzafama if he observed any streetlights on Ridge Road; he said none in the vicinity of the development that he can recall. Mr. Lanzafama said that if it does become a public road then PSE&G would most likely provide some street lighting.

Mr. Malanga asked Mr. Lanzafama what the standards are that requires it to have streetlights; he said to provide adequate lighting for motorists to maneuver on the roadway.

Chairman Buechler asked Mr. Keller if consideration should be given to potentially installing streetlights on Ridge Road; he said he would look into that.

Mr. Malanga asked Mr. Lanzafama is they are considering any traffic lights; he said no just stop signs.

Mr. Malanga asked Mr. Lanzafama to clarify some aspects of the detention basin; he complied.

Mr. Malanga asked Mr. Lanzafama if there is anything controlling public use of the proposed road; he said no that it would be a public road.

Mr. Malanga asked Mr. Lanzafama if he was aware of the town ever weighing in on access from Prospect Avenue to Ridge Road or any litigations regarding this; he replied not that he is aware of.

There were no further questions for Mr. Lanzafama.

Chairman Buechler noted the time and stated that the meeting ends in twenty minutes. He asked Mr. Williams if he had another witness to proceed or would he like to come back. Mr. Williams said he would like to end here and start his next witness fresh at the next meeting.

Mr. Williams stated that they would like to request a special Zoning Board meeting.

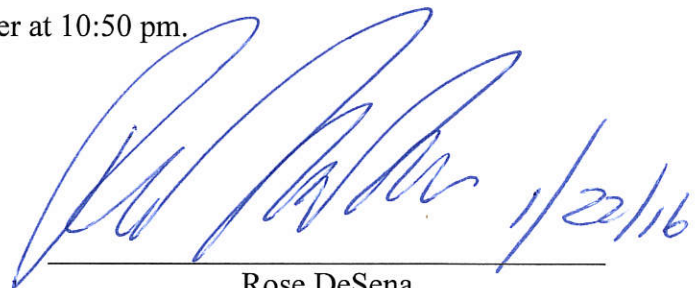
There was discussion regarding dates for the special meeting and January 28, 2016 was decided as a tentative date for the meeting. Chairman Buechler said that they will have to call the other Board Members that were not present this evening and see if that date is good for them.

Chairman Buechler stated that this matter will be carried over to the regular Zoning Board meeting held on January 21, 2016 and at that time they will announce if the special meeting will be held on January 28, 2016.

Chairman Buechler announced that no further notice will be necessary.

The meeting was adjourned by Chairman Buechler at 10:50 pm.

Adopted: January 21, 2016



Rose DeSena
Zoning Board Secretary