

**TOWNSHIP OF WEST ORANGE
PLANNING BOARD
MEETING MINUTES
March 2, 2016**

The Township of West Orange Planning Board held a regular meeting on March 2, 2016 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 10, 2015 in accordance with the requirements of the "Open Public Meetings Act".

PRESENT: Vice Chairman Robert Bagoff, Joanne Carlucci, Jerome Eben, Lee Klein, Councilwoman Susan McCartney, Gary B. Wegner, Chairman Ron Weston, William Wilkes II (7:34 P.M.)

ABSENT: Tekeste Ghebremicael, Gerald Gurland, Jason Lester

ALSO PRESENT: Patrick J. Dwyer, Esq., Board Attorney, Robin Miller, Board Secretary, Harvey Grossman, Esq., Public Advocate

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, Council President Susan McCartney, Gary Wegner, Chairman Ron Weston, William Wilkes II

ANNOUNCEMENTS

The next Planning Board regular meeting will be held April 6, 2016 in the Council Chamber at 7:30 P.M.

ADOPT MINUTES

February 3, 2016
September 9, 2015

DISCUSSION

Mr. Eben stated the February 3, 2016 minutes did not reflect his request that the County clear its sidewalks within 24 hours of a snowstorm; the attorney for the County agreed to contact the proper County agency; the Board should be copied on the attorney's correspondence. Mr. Eben

said he brought the matter up because when he made his site visit several days after the last snowstorm, the sidewalks had not yet been cleared.

The minutes of the February 3, 2015 and September 9, 2015 regular meetings were unanimously adopted.

RESOLUTIONS

PB-15-08HP/Northfield Health and Wellness

Block: 158.03; **Lot:** 102.02; **Zone:** R-3

348 Northfield Avenue

Home Professional Office for licensed chiropractor.

The Board voted on the Resolution as follows:

Motion: Mr. Eben

Second: Vice Chairman Bagoff

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

PB-16-01C/County of Essex/Turtle Back Zoo/Bison Exhibit Observation Area

PB-16-02C/County of Essex/Turtle Back Zoo/Petting Zoo Improvements

Block(s): 163; **Lot(s):** 1; **Zone:** R-1

560 Northfield Avenue

Courtesy Review Application.

The Board voted on the Resolution as follows:

Motion: Vice Chairman Bagoff

Second: Councilwoman McCartney

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

PB-16-03C/County of Essex/South Mountain Recreation Complex/Bollard Lighting Installation

Block(s): 162; **Lot(s):** 2; **Zone:** R-1

1 Cherry Lane

Courtesy Review Application.

The Board voted on the Resolution as follows:

Motion: Vice Chairman Bagoff

Second: Councilwoman McCartney

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

DISCUSSIONS

Planned 2016 Revisions - Rules and Procedures of the Planning Board

Mr. Dwyer recommended the Board include an additional revision to state if a member has a conflict as determined by the Board attorney, but that member does not wish to recuse himself, then the Board may require him to step down by a majority vote. Mr. Dwyer said this would eliminate a possible situation where a Board member refuses to step down despite what is or may be a conflict of interest, which could taint the proceedings.

Mr. Eben said he was recently at Planning Board meeting in another municipality where a Board member indicated a possible conflict; however, the Applicant determined it was acceptable for the member to proceed hearing the application. Councilwoman McCartney stated it had not been her experience with the Board; however, she agreed to have the wording in the document. Vice Chairman Bagoff asked for clarification regarding the voting procedure.

The Board voted on the adopting the Rules and Procedures with revisions as follows:

Motion: Chairman Weston

Second: Vice Chairman Bagoff

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

Standby Generator Ordinance

Chairman Weston asked Councilwoman McCartney to update the Board on the status of the Emergency Standby Generator Ordinance. Councilwoman McCartney said the Zoning Official and Construction Official had requested the ordinance be pulled from the Council agenda on second reading. The Zoning Official had suggested the Township look at the recent Montclair ordinance. The Construction Official had indicated the 10-foot setback would not apply to each unit; it was too restrictive; the Township could not impose landscaping requirement. It was determined that Mr. Grygiel meet with the Zoning Official and Construction Official, to review and revise the ordinance for the Board and Council to consider.

Complete Streets Policy

Councilwoman McCartney advised the Board the Complete Streets Policy also needed to be incorporated in to the Township Ordinances. Chairman Weston said it was necessary amend the Master Plan Circulation Element to incorporate the Complete Streets policy before the Township could adopt a Complete Streets ordinance. Vice Chairman Bagoff suggested the Board review the Complete Streets Concept Plan, 2015, presented by Rutgers University.

Other Business

Mr. Eben voiced concern that the Downtown Redevelopment project was being delayed due to minuscule changes to the plans requested by the Board's engineer.

Mr. Eben asked when the Gregory School Parking Lot project and the Eagle Rock Avenue Area in Need of Redevelopment report would be heard by the Board. The Secretary stated no application or report had been submitted for the projects.

MEETING ADJOURNED at approximately 8:06 P.M.

Minutes adopted April 6, 2016.



Robin Miller, Planning Board Secretary
Township of West Orange

**THE NEXT REGULAR MEETING OF THE PLANNING BOARD WILL BE
WEDNESDAY MAY 4, 2016 AT 7:30 P.M. IN THE COUNCIL CHAMBER.**