

**RESOLUTION
OF THE
PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE**

Heard and Decided: June 1, 2016
Case No.: PB-16-09C
West Orange Board of Education

WHEREAS, pursuant to Municipal Land Use Law §40:55D-31 the Board has heard proposed capital improvements by the West Orange Board of Education for improvements to the Gregory Avenue School which is located at 301 Gregory Avenue, West Orange, NJ, said premises being designated on the municipal tax map as Block 47, Lot 9; and

WHEREAS, the Board having heard the presentation and having performed its review pursuant to MLUL 40:55D-31 hereby makes the following findings of fact and conclusions of law:

1. The Board accepted into evidence the following Exhibits:
 - A-1 Site Plan Drawings prepared by Petry Engineering dated May 9, 2016 (5 sheets)
 - PA-1, 2 & 3 Color Photographs of Lowell Avenue
2. John A. Napolitano, Esq., introduced the application on behalf of the Applicant.
3. Applicant called J. Michael Petry, PE, PP, RA, who told the Board that the improvements were intended to maximize parking and provide bus drop-off for children in the front of the Gregory Avenue side of the school. He testified that there were currently 53 parking spaces in the parking lot on the north side and that more than 60 cars are parked there on a regular basis. He noted that currently large bus drop-off is done behind the school on Lowell Avenue and short buses in the parking lot. He noted that Lowell Avenue represents an unsafe condition in that both parents and school buses are often times backed up on that street which results in children crossing the street in between buses and cars parked and/or moving in order to

reach the school building. He testified that the application involves enlarging the existing parking area, as well as creating a new drive-aisle on the Gregory Avenue side of the school for large buses to pull in and discharge or pickup passengers.

4. Several members of the public spoke both for and against the proposed improvements.

5. The Board finds that the proposed projects and capital improvements are not contrary to the Master Plan of the Township of West Orange. The Board further finds that the improvements will improve safety for students coming to and leaving the school, which is of paramount concern.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of West Orange that it finds that the proposed project and capital improvements are not inconsistent with the West Orange Master Plan. The Board makes the following recommendations:

1. Increase the buffer along the North side of the parking lot by adjusting the pavement line in order to create at least a 5' of distance between the lot and the neighbors to the north. Application should also consider screening the fencing in this area.
2. Applicant should replace the dedicated Cherry Tree and plaque which are in the front yard of the Gregory Avenue side of the building and will be disturbed by the proposed improvements.
3. Applicant should create appropriate signage along Lowell Avenue to improve pedestrian and vehicular safety for student drop off and pick-up in this area.

Certified to be a true copy of the Resolution adopted on the 6th day of July 2016.



Robin Miller, Secretary

Vote on the Action Taken by the Board

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
BAGOFF			*			
CARLUCCI			*			
EBEN				*		
GHEBREMICAEL		*	*			
GURLAND				*		
KLEIN (1 st alt.)			*			
LESTER						*
MCCARTNEY			*			
WEGNER (2 nd alt.)				*		
WILKES						*
WESTON	*		*			

Vote on the Memorializing Resolution

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
BAGOFF		*	*			
CARLUCCI						*
EBEN						
GHEBREMICAEL			*			
GURLAND						
KLEIN (1 st alt.)			*			
LESTER						
MCCARTNEY						*
WEGNER (2 nd alt.)						
WILKES						
WESTON	*		*			