

**TOWNSHIP OF WEST ORANGE
PLANNING BOARD
MEETING MINUTES
December 7, 2016**

The Township of West Orange Planning Board held a regular meeting on December 7, 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. He announced that notification of the meeting was given to the Township Clerk, and posted on the Township Bulletin Board, sent to the West Orange Chronicle and the Star Ledger, and posted on the Township's website calendar. This meeting has been properly noticed to the public in accordance with the Open Public Meetings Act. No new matters will start after 10:30 P.M.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

PRESENT: Vice Chairman Robert Bagoff, Jerome Eben, Lee Klein, Captain Michael Keigher, Councilwoman Susan McCartney, Gary Wegner, Chairman Ron Weston

ABSENT: Tekeste Ghebremicael, Jason Lester, William Wilkes II

ALSO PRESENT: Paul Grygiel, AICP, PP, Township Planning Director, Patrick J. Dwyer, Esq., Board Attorney, Robin Miller, Board Secretary/Acting Transcription

ANNOUNCEMENTS

Chairman Weston welcomed new member Captain Michael Keigher to the Board,

The next Planning Board regular meeting will be January 4, 2017 in the Council Chamber at 7:30 P.M.

SWEARING IN

The Township Professionals.

RESOLUTION(S): None.

APPLICATION(S): None.

REDEVELOPMENT PRESENTATION

CENTRAL AVENUE AREA REDEVELOPMENT PLAN

Block 9, Lot 11.01 – 25 Mitchell Street

Block 9, Lot 11.02 – 29 Mitchell Street

Block 9, Lot 11.03 – 27 Mitchell Street

Block 9, Lot 32 – 8-10 Central Avenue

Block 9, Lot 36 – 18 Central Avenue

Block 7, Lot 22 – 4 Tompkins Street

PRESENTED BY: SEAN MORONSKI, PP, AICP, MATRIX NEWORLD ENGINEERING PROGRESS

EXHIBITS

- A-1:** PowerPoint presentation "Redevelopment Plan for Central Valley Redevelopment Area" Presentation to the Township of West Orange Planning Board December 7, 2016, Matrix Newworld Engineering Progress
- A-2:** Redevelopment Plan, prepared by Matrix Newworld Engineering Progress, dated November 22, 2016

DISCUSSION

Chairman Weston gave a brief recapitulation of the Central Avenue Area Study that had been heard by the Board at its September 7, 2016 meeting. At that time, the Board recommended to Council it was an Area in Need of Redevelopment. Subsequently, at its October 26, 2016 meeting, the Council accepted the Board recommendation for the Area in Need of Redevelopment and authorized moving forward with the preparation of a Redevelopment Plan. Mr. Sean Moronski of Matrix would be presenting the Redevelopment Plan to the Board to determine its consistency with the Township's Master Plan and then make its recommendation to Council. Mr. Grygiel clarified the process; he stated that once the Board made its recommendation to Council, an ordinance would be introduced for first reading; then second reading and Public comment; as all other ordinances. Mr. Grygiel and Chairman Weston both clarified that at this time there was not a site plan in place by a developer; this presentation was to review the proposed Redevelopment Plan to determine its consistency with the Master Plan.

Sean Moronski, PP, AICP, Matrix Newworld Engineering Progress, was sworn in. Referring to the PowerPoint, he gave a brief recapitulation of the Redevelopment process leading up to the current hearing. He described the existing area zoning and land uses; he referenced objectives of the West Orange Master Plan 2010 Update relative to Redevelopment; he described proposed permitted uses, bulk regulations, and additional regulations/standards. He mentioned that a recent inquiry had been made about adding public-self storage facility to the list of commercial uses. He stated the Redevelopment would encourage economic development, there was access to a train line, and the Harvard Press property was expanding to the east of the property. He described the review process for a development application; the relationship of the proposed plan to others, including the NJ State Development and Redevelopment Plan. He concluded by stating the proposed Redevelopment Plan could be prepared and implemented to ensure proper utilization and development of property within the Study area.

The Board and Mr. Moronski discussed the PowerPoint presentation and the Redevelopment Study dated November 22, 2016.

The Public had no questions or comments.

The Board deliberated on the Redevelopment Study.

Recommendations:

- (i) 1. P. 4, 2.2A, update parking as permitted use to include parking garages as well as surface parking.
- (ii) 2. P.5, 2.2.D, limit neighborhood commercial uses to fronting on Central Avenue. Comments reflected concerns about how such uses would affect less intense uses along Mitchell Street.

- (iii) 3. P.5, 2.2.G, limit height of proposed self-storage facility to maximum permitted depending on street frontage.
- (iv) 4. P.5, bulk table:
- (v) a. Place work "minimum" before front, side, and rear yard setback categories.
- (vi) b. Note with maximum height limit of 55 feet that there are other height regulations in plan.
- (vii) c. Increase front yard setback for properties with frontage on any street other than Central Avenue from 7 feet to 12 feet.
- (viii) 5. P.6, 2.3.2.E, maximum height of parking garage is two levels above grade.
- (ix) 6. P 7, 2.3.3.D, maximum height of principal buildings have frontage on streets other than Central Avenue limited to 35 feet within 100 feet of those street frontages. Floors above the first floor shall be set back an additional five feet from the top of front façade of the first floor.
- (x) 7. P. 9, 2.4.2, deleted term "and approved" from this section.
- (xi) 8. P. 13, 4.6.A, change to be consistent with P. 1, last paragraph of 1.1 regarding how this Redevelopment Plan specifically replaces and supersedes any and all previous zoning that governs this Redevelopment Area.

The Board voted on the Redevelopment Plan as follows:

Motion: Chairman Weston

Second: Vice Chairman Bagoff

Bagoff: Yes	Eben: Yes	Ghebremicael: Absent	Keigher: Yes
Klein: Yes	McCartney: Yes	Wegner: Yes	Wilkes: Absent
Weston: Yes			

Chairman Weston announced the Annual Re-Organization of the Board would be at the January 4, 2017 meeting.

MEETING ADJOURNED at approximately 8:56 P.M.

Minutes adopted April 5, 2017.



Robin Miller, Secretary
Township of West Orange Planning Board

**THE NEXT REGULAR MEETING OF THE PLANNING BOARD WILL BE
WEDNESDAY MAY 3, 2017 AT 7:30 P.M. IN THE COUNCIL CHAMBER.**