

**TOWNSHIP OF WEST ORANGE
PLANNING BOARD
MEETING MINUTES
August 2, 2017**

The Township of West Orange Planning Board held a regular meeting on August 7, 2017 at 7:30 P.M. in the Council Chamber, 66 Main Street, West Orange, New Jersey.

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

ANNOUNCEMENTS

The next Planning Board regular meeting will be September 6, 2017 in the Council Chamber at 7:30 P.M.

ROLL CALL

PRESENT: Chairman Robert Bagoff, John Cardoza, Vice Chairman Lee Klein, Captain Michael Keigher, Councilwoman Susan McCartney, Andrew Trenk, Gary Wegner, William Wilkes II

ABSENT: Jerome Eben

ALSO PRESENT: Paul Grygiel, Township Planning Director, Patrick J. Dwyer, Esq., Board Attorney, Rose DeSena, Acting Board Secretary

ADOPT MINUTES

Chairman Bagoff made a motion to approve the minutes from the June 7, 2017 regular meeting; Mr. Cardozza seconded the motion to approve the minutes.

Vote was as follows:

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

Swearing In

The Township Professionals were sworn under oath.

RESOLUTION(S)

PB-17-06/Township of West Orange

Block: 158; Lot: 39; Zone: R-4

55-57 Ridgeway Avenue

Applicant is seeking minor subdivision approval as part of a sale of a newly created lot 39.03 pursuant to a sale agreement authorized by resolution of the Township of West Orange.

Approved on 6/7/17

Chairman Bagoff made a motion to approve the resolution; Vice Chairman Klein seconded the motion to approve the resolution.

Vote was as follows:

Cardoza:	Yes	Eben:	Absent	Ghebremicael:	-	Klein:	Yes
Keigher:	Recused	McCartney:	-	Trenk:	Recused	Wegner:	Yes
Weston:	-	Wilkes:	Yes	Bagoff:	Yes		

PB-17-04/GBSJ Properties LLC

Block: 83; Lots: 5 & 23; Zone: B-2

303 Mt. Pleasant Avenue & 9 Marcella Avenue

Preliminary and Final Amended Site Plan with "C" variances and Soil Removal Permit.

Approved on 6/7/17

Chairman Bagoff made a motion to approve the resolution; Vice Chairman Klein seconded the motion to approve the resolution.

Vote was as follows:

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

APPLICATION(S)

PB-17-07C/ Essex County – Flamingo Exhibit @ the Turtle Back Zoo

Block: 163; Lot: 1; Zone: R-1

560 Northfield Avenue

Courtesy review for a new Flamingo Exhibit at the Turtle Back Zoo

EXHIBITS

A-1 – Enlarged aerial view of the site

A-2 – Overall site plan

A-3 – Floor plans

A-4 – Building Elevations

A-5 – Colored rendering of the flamingo exhibit

Mark L. Fleder, attorney for the applicant and Michael Piga, landscape architect for the applicant, approached the podium and were sworn under oath.

Mr. Fleder detailed the application and called Mr. Piga as his first witness.

Mr. Piga presented an aerial view of the site that was marked as Exhibit A-1 for identification. He referred to the exhibit and detailed the location of the proposed project on the site. Mr. Piga stated that the purpose of the flamingo exhibit is to bring in a new species of birds for the visitors. He said that the public will not go in the building; there will be a viewing area only.

Mr. Piga presented the site plan that was marked as Exhibit A-1 for identification. Mr. Piga referred to the exhibit and detailed the layout of the flamingo exhibit.

Mr. Piga presented the floor plan that was marked as Exhibit A-3 for identification and detailed the exhibit.

Mr. Piga presented the elevations of the exterior of the building that was marked as Exhibit A-4 for identification and detailed the exhibit.

Mr. Piga presented a colored rendering of the flamingo exhibit that was marked as Exhibit A-5 for identification and detailed the exhibit..

Mr. Piga stated that they are proposing LED lights; the light beam will be directed straight down.

Mr. Piga stated that they will be taking down three or four existing trees and will replace them somewhere else on the site.

Chairman Bagoff asked if any members of the Board had any questions for Mr. Piga.

Councilwoman McCartney stated that the bamboo plants that they are proposing is a very invasive species and asked Mr. Piga how they will control it; he said that all areas will be protected and will not spread.

Mr. Weston asked Mr. Piga if they are increasing the impervious coverage area; he replied no.

Chairman Bagoff asked Mr. Piga if there is any need for a bathroom in the exhibit; he said no.

Mr. Grygiel asked Mr. Piga if the area that they are proposing the new exhibit already has an existing exhibit there; Mr. Piga said yes and they will be replacing it.

Chairman Bagoff asked if any members of the public have any questions for Mr. Piga.

The following members of the public approached the podium and asked Mr. Piga questions:

Robert Rashkes – residing at 35 Oak Crest Road; asked Mr. Piga what type of seating they are proposing; he said Adirondack chairs.

Mr. Rashkes asked Mr. Piga if electrical outlets are being proposed; he said one outdoor outlet for the trainers.

Mr. Rashkes asked Mr. Piga what the height of the building will be; he said eighteen (18) feet.

Mr. Rashkes asked Mr. Piga if there will be any fundraising events held in the building; he said no.

Robert Daniel – residing at 2b Buckingham Road; asked Mr. Piga the date of Exhibit A-1; he said approximately three years old.

Mr. Daniel asked Mr. Piga if there is a master plan for the zoo; he said he is here to discuss the flamingo exhibit only.

Chairman Bagoff instructed Mr. Daniels to ask the attorney, Mr. Fleder, that question.

There were no further questions for Mr. Piga.

Mr. Fleder called his next witness.

Kate Hartwyk approached the podium and was sworn under oath. Mr. Hartwyk stated that she is the deputy director of the Essex County Parks, Recreation and Cultural Affairs and detailed her professional background with the County.

Chairman Bagoff stated that Mr. Trenk just advised him that Ms. Hartwyk was Mr. Trenk's boss at one time and he recused himself from hearing the entire application.

Mr. Trenk stepped off of the dais.

M. Hartwick stated that there are 1200 parking spaces on the zoo site and they have satellite locations for additional parking; she said they can accommodate 500 cars on Cherry Lane.

Ms. Hartwick stated that there is a master plan for the zoo and that the previous master plan has reached its limits. She said that a new master plan has begun and is in the planning stages; Mr. Hartwick stated that a firm has been retained and they will start working on the master plan this month.

Ms. Hartwick stated that they will have stake holder interviews and they have asked the Mayor of town to be a stake holder. She said that they are anticipating that the new master plan will be completed in 2018.

Councilwoman McCartney asked Ms. Hartwick how someone can ask questions about the master plan; she said they can call her office and she will direct them. Ms. Hartwyk stated that her email is khartwyk@parks.essexcountynj.org and her direct telephone number is 973-418-5423.

Mr. Weston stated that he applauds the new master plan.

Chairman Bagoff stated that he hopes that the Planning Board will be a stakeholder.

Vice Chairman Klein agreed with Mr. Weston.

Chairman Bagoff asked if any members of the public had any questions for Ms. Hartwick.

The following members of the public approached the podium and asked Ms. Hartwick questions:

Robert Daniel – residing at 2b Buckingham Road; asked Ms. Hartwick where the money goes to when a visitor pays the admission fee; she said to the zoo or the Zoological Association.

Chairman Bagoff stated for the record that this has nothing to do with the Planning Board; this Board is not a fiscal board.

Chairman Bagoff advised Mr. Daniel that he can call the County Executive's office for that information.

Mr. Daniel asked if anything new is coming to the zoo in the future; Mr. Fleder said that there is nothing new being proposed beyond the flamingo exhibit.

Robert Rashkes – residing at 35 Oak Crest Road; asked Ms. Hartwick if she coordinates the events; she said yes.

There were no further questions or comments from the members of the public; Chairman Bagoff closed this portion of the meeting.

All of the Board members agreed that the project looks great.

Chairman Bagoff made a motion to approve the application and recommended that all of the exhibits stay consistent with the master plan; Mr. Weston seconded the motion to approve the application.

Vote was as follows:

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

Chairman Bagoff called for a break at 8:14 pm.

Chairman Bagoff resumed the meeting at 8:18 pm.

DISCUSSION

Master Plan Reexamination

(Continued from the April 5, 2017 regular meeting.)

Chairman Bagoff stated that the township's master plan should coordinate with the zoo's master plan.

Chairman Bagoff stated that the Board should send a letter to the Town Council recommending the approval of a \$35,000 budget to develop the master plan re-examination.

Councilwoman McCartney stated that she thought that a letter was supposed to be sent to the Town Council prior to this meeting; she said that she does not recall a letter of recommendation coming before the Council. Councilwoman McCartney said that the next council meeting is in two weeks and that the letter should be on the agenda for that meeting.

Mr. Weston suggested that the Board get a budget together, one not to exceed \$35,000, and that it is presented to the Council in person.

Councilwoman McCartney recommended that the letter and the resolution go on the council agenda at the same time.

Chairman Bagoff made a motion to have Mr. Dwyer draft a letter to the township council asking to approve a budget, not to exceed \$35,000, for the re-examination of the township's master plan and that Preiss Grygiel to be the designated master plan re-examination firm; Vice Chairman Klein seconded the motion.

Vote was as follows:

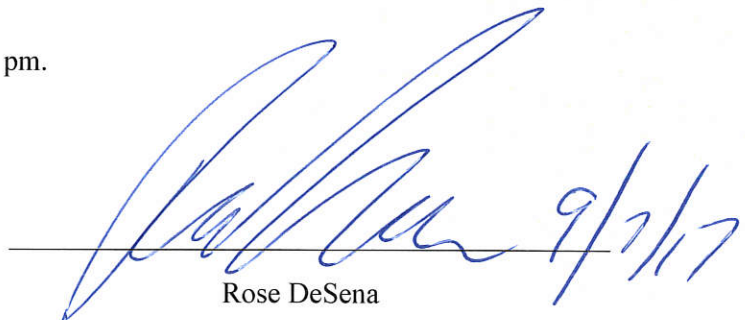
Cardoza: -	Eben: Absent	Ghebremicael: Yes	Klein: Yes
Keigher: Yes	McCartney: Yes	Trenk: Yes	Wegner: Yes
Weston: Yes	Wilkes: Yes	Bagoff: Yes	

Vice Chairman Klein made a motion to adjourn; Chairwoman McCartney seconded the motion and all were in favor.

MEETING ADJOURNED

Chairman Bagoff adjourned the meeting at 8:39 pm.

Adopted: September 6, 2017



Rose DeSena
Acting Planning Board Secretary