

**TOWNSHIP OF WEST ORANGE
PLANNING BOARD
MEETING MINUTES
November 7, 2018**

The Township of West Orange Planning Board held a regular meeting on November 7, 2018, at 7:30 P.M. in the Council Chamber, 66 Main Street, West Orange, New Jersey.

Chairman Bagoff 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 Council President McCartney lead all present for the Pledge of Allegiance.

ANNOUNCEMENTS

The next Planning Board regular meeting will be December 5, 2018 in the Council Chamber at 7:30 P.M.

*Application **PB-18-04/Maharaj Realty, LLC** that was scheduled to be heard at this meeting, has requested to be carried over and adjourned to the Planning Board regular meeting scheduled for December 5, 2018 at 7:30 P.M. and no further notice will be required.

ROLL CALL

PRESENT: Chairman Robert Bagoff
John Cardoza
Captain Michael Keigher
Council President Susan McCartney
Kenneth McPherson
Andrew Trenk
Gary Wegner
Vice Chairman Ron Weston
William Wilkes II

ABSENT: Lee Klein

ALSO PRESENT: Paul Grygiel, AICP, PP, Township Planner
Patrick J. Dwyer, Esq., Board Attorney
Robin Miller, Board Secretary

SWEARING IN

Paul Grygiel, AICP, PP, Township Planner

RESOLUTION(S)

PB-18-09/Kessler Foundation, Inc.

Block: 171; Lot: 10; Zone: R-2

Preliminary and Final Major Site Plan with Subdivision, "C1" and "C2" variances.

APPROVED 10/3/18

DISCUSSION

Mr. Dwyer gave a recapitulation of the variances granted, the conditions of approval, and minor corrections to the draft resolution per Applicant's attorney.

The Board voted on the Resolution as follows:

Motion: Chairman Bagoff

Second: Mr. Wegner

Cardoza: Yes	Wegner: Yes
Keigher: Yes	Weston: -
Klein: -	Wilkes: Yes
McCartney: Yes	Bagoff: Yes
McPherson: Yes	
Trenk: Yes	

APPLICATION(S)

PB-18-08/Belvedere Homes at West Orange, LLC

Block: 170.03; Lot: 1.09; Zone: R-2

1 Kunz Way

Minor Subdivision

Discussion on Applicant's request to carry to the April 3, 2019 regular meeting.

Chairman Bagoff announced that Vice Chairman Weston had recused himself from the discussion regarding the Applicant's request. Vice Chairman Weston exited the dais at approximately 7:40 P.M.

DISCUSSION

Chairman Bagoff stated the Applicant had requested the Application be carried months forward. He stated there was a question that the original Public Notice was defective. He stated it was determined the Application was for a Major Subdivision, not a Minor Subdivision as per the Public Notice. He stated there was also a question regarding a right-of-way easement as per information provided by John J. Lamb, Esq., attorney for Bel Air at West Orange Condominium Association, Inc., Objector. Chairman Bagoff stated there was

the question of the property being land-locked. He requested Mr. Grygiel offer his opinion to the Board before considering its decision. Chairman Bagoff stated if the Application as originally submitted was accurate, the Board could then consider the Applicant's request to carry. Mr. Dwyer stated the Board had two options to consider; to dismiss the Application without prejudice and submit an entirely new Application, or refile the Application amended to indicate it was a major subdivision. Mr. Grygiel stated he concurred with Mr. Dwyer, the original Application was misclassified as a minor subdivision, and there were some other issues. He opined it made sense for the Board to dismiss the Application and instruct the Applicant to submit an entirely new Application.

Chairman Bagoff stated it was important to consider both the Public and Applicant; he opined that in fairness to all parties, he did not see a downside in having the Applicant submit a new Application.

The Board had no additional comments or questions. Mr. Dwyer stated the Board should vote on the matter.

Chairman Bagoff made a motion to dismiss the Application without prejudice, and to advise the Applicant to file a new Application to be heard at a future meeting.

The Board voted as follows:

Motion: Chairman Bagoff

Second: Mr. Trenk

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

Vice Chairman Weston rejoined the dais at approximately 7:50 P.M.

DISCUSSION UPDATE

Master Plan Reexamination Report 2018.

DISCUSSION

Mr. Grygiel gave a brief recapitulation of the contents of his memorandum to the Board dated November 6, 2018, which discussed potential meeting dates for the 2018-2019 Comprehensive Master Plan Reexamination and Update. He said the main issue was to choose a meeting date to begin the process. He suggested possibly meeting in mid-December, 2018 or late January, 2019. Chairman Bagoff suggested meeting in late January; giving the Mayor, Council, and all stakeholders the opportunity for scheduling their calendars.

Vice Chairman Weston asked if Mr. Grygiel's firm, Phillips Preiss Grygiel Leheny Hughes LLC, could begin the process before meeting in late January. Mr. Grygiel stated he could begin the process and report back to the Board at the December regular meeting.

The Board discussed potential stakeholders to include in the upcoming meetings. The Board agreed to endorse the items/issues outlined in Mr. Grygiel's memorandum.

The Board voted as follows:

Motion: Chairman Bagoff

Second: Vice Chairman Weston

Cardoza:	Yes	Wegner:	Yes
Keigher:	Yes	Weston:	Yes
Klein:	Absent	Wilkes:	Yes
McCartney:	Yes	Bagoff:	Yes
McPherson:	Yes		
Trenk:	Yes		

MEETING ADJOURNED at approximately 8:15 P.M.

Minutes adopted December 5, 2018.



Robin Miller, Secretary
Township of West Orange Planning Board

**THE NEXT REGULAR MEETING OF THE PLANNING BOARD WILL BE
WEDNESDAY JANUARY 2, 2019 AT 7:30 P.M. IN THE COUNCIL CHAMBER.**