

**TOWNSHIP OF WEST ORANGE  
PLANNING BOARD  
MEETING MINUTES  
April 3, 2019**

The Township of West Orange Planning Board held a regular meeting on April 3, 2019, 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.

**ANNOUNCEMENTS**

The next Planning Board regular meeting will be May 1, 2019 in the Council Chamber at 7:30 P.M.

**ROLL CALL**

**PRESENT:** Robert Bagoff  
Vice Chairman John Cardoza  
Everett M. Johnson  
Lee Klein  
Councilwoman Susan McCartney  
Andrew Trenk  
Gary Wegner  
Chairman Ron Weston  
William Wilkes II  
Tammy Williams

**ABSENT:** Captain Michael Keigher

**ALSO PRESENT:** Paul Grygiel, AICP, PP, Township Planner  
John Hess, PE, PP, CME, CME Associates, Board Consulting Engineer  
Patrick J. Dwyer, Esq., Board Attorney  
Robin Miller, Board Secretary  
Harvey Grossman, Esq., Public Advocate  
Susan S. Gruel, PP, Heyer, Gruel & Associates

## **SWEARING IN**

Township Professionals:

Paul Grygiel, AICP, PP, Township Planner

John Hess, PE, PP, CME, CME Associates, Board Consulting Engineer

Susan S. Gruel, P.P., Heyer, Gruel & Associates

## **RESOLUTION(S)**

### **PB-18-04/Jay Maharaj Realty, LLC**

Block: 125.03; Lots: 53; Zone: B-1

96-102 Harrison Avenue

Preliminary and Final Site Plan with "C" variances.

***Approved 2/6/19***

The Board voted on the Resolution as follows:

**Motion:** Chairman Weston

**Second:** Councilwoman McCartney

|            |        |                    |     |
|------------|--------|--------------------|-----|
| Bagoff:    | Yes    | Wegner:            | Yes |
| Cardoza:   | -      | Wilkes:            | Yes |
| Keigher:   | Absent | Williams (Alt #1): | Yes |
| Klein:     | -      | Johnson (Alt #2):  | Yes |
| McCartney: | Yes    | Weston:            | Yes |
| Trenk:     | Yes    |                    |     |

## **PRESENTATION/PUBLIC HEARING**

### **Essex Green-Executive Drive Redevelopment Plan**

Block 155, Lot 40.02; Block 155, Lot 40.03; Block 155, Lot 41.02;

Block 155, Lot 42.02; Block 155.21, Lot 40

*Presented by Susan S. Gruel, P.P., Heyer, Gruel & Associates*

***Carried from the 3/6/19 regular meeting.***

## **EXHIBITS**

- A-1:** Aerial photograph of Essex Green-Executive Drive Area in Need of Redevelopment, prepared by Heyer, Gruel & Associates.
- A-2:** Essex Green-Executive Drive Redevelopment Area Proposed Zone Districts, prepared by Heyer, Gruel & Associates
- A-3:** Memorandum re Signage Addendum to Essex Green-Executive Drive Redevelopment Plan, prepared by Susan Gruel, PP and John Barree, AICP, PP, Heyer, Gruel & Associates, dated 3/29/19

## **DISCUSSION:**

Susan S. Gruel, PP, Heyer, Gruel & Associates approached the lectern and was sworn in under oath. Ms. Gruel stated her professional credentials and was accepted by the Board to be a professional planner licensed in the State of New Jersey. Referring to the draft Essex Green-Executive Drive Redevelopment Plan dated February 18, 2019 and Exhibits A-1, A-2 and A-3, Ms. Gruel stated the area was designated an Area in Need of Redevelopment in January, 2018. Ms. Gruel briefly described the designated area; it included five parcels totaling approximately 62 acres; three of the parcels were developed with office buildings and two parcels comprised the Essex Green Shopping Center. Ms. Gruel stated steep slopes encumbered much of the area. Ms. Gruel gave a brief recapitulation of the statutory requirements of a redevelopment plan per the Local Redevelopment and Housing Law (LRHL). She stated a redevelopment plan was essentially a hybrid between a Master Plan and Zoning Ordinance. She stated the existing zones in the area included OB-1 and P-C. She stated the draft plan proposed an overlay zone; the goal was to create a mixed-use hub of activity. She stated the proposed plan anticipated some of the properties would be set aside for up to 425 multi-family housing units including affordable housing units, some would remain office space, and some would be developed for possible municipal uses including a library. Ms. Gruel gave a brief recapitulation of the goals and objectives outlined in the proposed redevelopment plan. Referring to Exhibit A-2, Ms. Gruel stated the draft plan proposed four (4) different land use districts; Executive Drive Multifamily Residential, Rooney Circle Mixed Use, 10 Rooney Circle Office/Municipal Use, and Essex Green Shopping Center. Ms. Gruel gave a brief recapitulation of the standards applicable to all districts, and described the additional standards associated with the proposed zoning. Ms. Gruel gave a brief summary of site plan design standards, sustainability plan, circulation plan, objective of the Township's Master Plan, and administrative and procedural requirements associated with adopting the Redevelopment Plan. Ms. Gruel concluded her testimony.

The Board and Mr. Grygiel questioned Ms. Gruel on her testimony. The Board and Mr. Grygiel discussed potential revisions to the draft redevelopment plan and issues to consider when a future designated developer submitted a site plan for development.

Chairman Weston stated deliberation would continue after a brief recess. He requested Application PB-19-01/44 Washington Street, scheduled for this hearing be carried to the May 1, 2019 regular meeting. Lawrence Cutalo, Esq., attorney for Applicant, gave his consent to continue to the May meeting.

Chairman Weston announced a brief recess at approximately 9:00 P.M. He reconvened the meeting at approximately 9:12 P.M. Mr. Hess left the meeting at approximately 9:13 P.M.

Mr. Grygiel advised the Board they had the authority to request revisions to the proposed plan before sending a final recommendation to the Township Council.

Harvey Grossman, Esq., Public Advocate, questioned Ms. Gruel on her testimony.

Chairman Weston asked the Public if they had questions for Ms. Gruel.

The following members of the Public approached the lectern to question Ms. Gruel:

Linda Stiles, Jones Place, West Orange

Kevin Malanga, Ridge Road, West Orange

Sally Malanga, Ridge Road, West Orange

The Public had no further questions for Ms. Gruel.

Chairman Weston asked the Public if they had comments on the proposed redevelopment plan.

The following members of the Public approached the lectern and were sworn in under oath:

Harvey Grossman, Esq., Public Advocate, opined the proposed plan should be denied.

Kevin Malanga, Ridge Road, West Orange, opined the proposed plan should be denied.

The Public had no further comments on the redevelopment plan. Chairman Weston closed the Public hearing.

The Board deliberated on the proposed redevelopment plan. The Board proposed the plan be revised and reviewed by the Board at a future meeting. Revisions to include density limits for residential housing, and applications for development be required to include a traffic impact study, an environmental impact study, and a community impact study. The Board unanimously recommended the plan be revised and resubmitted to the Board for final review.

**MEETING ADJOURNED** at approximately 10:15 P.M.

Minutes adopted June 5, 2019.



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Robin Miller, Secretary  
Township of West Orange Planning Board

**THE NEXT REGULAR MEETING OF THE PLANNING BOARD WILL BE  
WEDNESDAY JULY 3, 2019 AT 7:30 P.M. IN THE COUNCIL CHAMBER.**