

**TOWNSHIP OF WEST ORANGE
PLANNING BOARD
MEETING MINUTES
June 5, 2019**

The Township of West Orange Planning Board held a regular meeting on June 5, 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 July 3, 2019 in the Council Chamber at 7:30 P.M.

ROLL CALL

PRESENT: Robert Bagoff
Vice Chairman John Cardoza
Councilwoman Susan McCartney
Andrew Trenk
Gary Wegner
Chairman Ron Weston
Everett M. Johnson

ABSENT: Captain Michael Keigher
Lee Klein
William Wilkes II
Tammy Williams

ALSO PRESENT: Kate Keller, PP, Phillips Preiss Grygiel Leheny Hughes LLC, Board Consulting Planner
John Hess, PE, PP, CME, CME Assocs., Board Consulting Engineer
Patrick J. Dwyer, Esq., Board Attorney
Robin Miller, Board Secretary
Harvey Grossman, Esq., Public Advocate

ADOPT MINUTES

The minutes of February 6, 2019, March 6, 2019, April 3, 2019 and May 1, 2019 Planning Board meetings were unanimously adopted.

SWEARING IN

Township Professionals:

Kate Keller, PP, Phillips Preiss Grygiel Leheny Hughes LLC, Board Consulting Planner

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

RESOLUTION(S)

PB-19-01/44 Washington Street WO, LLC

Block: 118; Lot: 40; Zone: B-1

44 Washington Street

Amended Preliminary and Final Site Plan with "C" Variances.

APPROVED 5/1/19

The Board voted on the Resolution as follows:

Motion: Chairman Weston

Second: Councilwoman McCartney

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

APPLICATION(S)

PB-19-02/Sonria Kitchen, LLC

Block: 84.01; Lot: 45; Zone: B-2

492 Prospect Avenue

Amended Minor Site Plan with "c" Variances.

Carried from the May 1, 2019 regular meeting.

EXHIBITS:

A-1: Site Photograph Front of Building, PIC-1, Buchholz Architects, dated 6/5/19

A-2: Site Photograph, Rear of Building, PIC-2, Buchholz Architects, dated 6/5/19

DISCUSSION:

Robert Williams, Esq., appeared on behalf of the Applicant. He stated the Applicant was seeking minor site plan approval to construct an addition to an existing commercial building to be used as a commercial kitchen to prepare specialty foods for adults and children with severe allergies. The food would be prepared and packaged on site; 90% of product would be delivered to clients. He stated additional refrigeration was required; a walk-in unit was proposed to be added to the rear of existing building. Impervious coverage would be increased by 1%; variances for side yard setback and maximum lot coverage were required.

John A. Buchholz, RA, Buchholz Architects was sworn in, stated his credentials and was accepted by the Board to be an architect licensed in the State of New Jersey. Referring to Drawing No. A-0 of site plan previously distributed to Board, Mr. Buchholz described the

existing site conditions. Two buildings were on property, 492 and 494 Prospect Avenue; parking lots were located to the rear and front of L-shaped building. Referring to Drawing No. A-1, Mr. Buchholz described the proposed floor plan, new addition, and rear exterior elevations. The existing HVAC unit would be removed and relocated to roof. The existing signage would be redone. Referring to Exhibits A-1 and A-2, Mr. Buchholz gave a brief recapitulation of proposed improvements to building exterior. Mr. Buchholz concluded his testimony.

The Board questioned Mr. Buchholz on his testimony.

Harvey Grossman, Esq., Public Advocate, questioned Mr. Buchholz on his testimony.

Chairman Weston asked the Public if they had questions for Mr. Buchholz.

The following member of the Public questioned Mr. Buchholz:

Robert Rashkes, 35 Oak Crest Road, West Orange.

The Public had no further questions for Mr. Buchholz.

Mr. Hess stated there should be screening for the dumpster.

J. Michael Petry was sworn in, stated his professional credentials, and was accepted by the Board to be a licensed planner in the State of New Jersey. In response to question from Mr. Williams, Mr. Petry stated he had conducted a planning analysis of the subject property. Mr. Petry gave a brief recapitulation of the existing site conditions; he discussed the two "c" variances that were required; minimum side yard setback and maximum lot coverage. He opined relief could be granted under either "C1" or "C2" criteria. Mr. Petry concluded his testimony.

The Board questioned Mr. Petry on his testimony. The Board and Mr. Petry debated the possibility of Applicant installing a sidewalk on property fronting Prospect Avenue.

The Township professionals had no questions for Mr. Petry.

Mr. Dwyer cited the zoning ordinance related to sidewalk installation, Section 25.12-1 (o.).

The Public Advocate had no questions for Mr. Petry.

The following member of the Public questioned Mr. Petry:

Robert Rashkes, 35 Oak Crest Road, West Orange.

The Public had no further questions for Mr. Petry.

The Applicant had no further testimony on the Application.

Chairman Weston asked the Public if they had comments on the Application.

The Public Advocate had no comment on the Application.

The following member of the Public approached the lectern and was sworn in under oath:

Robert Rashkes, 35 Oak Crest Road, West Orange

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

The Board deliberated on the Application. The Board discussed conditions of approval to include screening the rooftop HVAC system, screening the dumpster area, and imposing the sidewalk zoning ordinance.

The Board voted on the Application as follows:

Motion: Dr. Bagoff

Second: Chairman Weston

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

Chairman Weston announced a brief recess at approximately 8:58 PM. He reconvened the meeting at approximately 9:04 P.M.

Mr. Hess left the meeting during the recess at approximately 9:00 P.M.

PRESENTATION/PUBLIC HEARING

West Orange Library Redevelopment Plan

Block 68, Lot 1

46 Mt. Pleasant Avenue

Presented by John Barree, AICP, PP, Heyer, Gruel & Associates

DISCUSSION:

John Barree, AICP, PP, approached the lectern and was sworn in under oath. Referring to the proposed West Orange Library Redevelopment Plan dated May 6, 2019; Mr. Barree gave a brief recapitulation of the Redevelopment process. He stated the Library property had been designated a Non-Condensation Area in Need of Redevelopment in March 2019. He discussed the existing conditions of the Area. He stated the existing zoning of the Area, including the municipal complex, was in the OB-2 Office Building District; he described the permitted principal use, permitted accessory use; the permitted conditional use; and the OB-2 District bulk requirements. Mr. Barree stated the main concept of the Redevelopment Plan was to repurpose the existing Library property to provide the opportunity to construct new senior housing affordable to West Orange residents and the surrounding area. The Plan also envisioned the development of a senior center or similar community public space, a possible satellite library branch, and to provide health and wellness services to the aging population. Mr. Barree discussed the Plan's objectives and relationship to Township land development regulations. Mr. Barree gave a recapitulation of the land use plan for the new Senior Housing and Community Service District including its purpose, use standards and bulk standards, affordable housing component and parking requirements. He stated the

residential unit mix would be studio, one-bedroom and two-bedroom units. There would be six floors of habitable unit space. Mr. Barree discussed the district design standards including architectural design, fences and walls, landscaping, lighting, parking, loading, and circulation, recycling and refuse, stormwater management and utilities. Mr. Barree 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. Mr. Barree concluded his testimony.

The Board questioned Mr. Barree on his testimony. The Board and Mr. Barree discussed potential revisions to the draft Redevelopment Plan and issues to consider when a future designated developer submitted a site plan for development.

Harvey Grossman, Esq., Public Advocate, questioned Mr. Barree on his testimony.

The Public had no questions or comments on the proposed Redevelopment Plan. Chairman Weston closed the Public hearing.

The Board deliberated on the proposed Redevelopment Plan. The Board suggested revisions to the proposed Plan's use standards, bulk standards, utilities, and landscaping. The Board considered recommending the Redevelopment Plan with the agreed revisions. Chairman Weston requested Mr. Barree make the necessary revisions and forward revised version to the Board for final review.

Chairman Weston suggested the Board consider approving the Redevelopment Plan with the revisions as discussed.

The Board voted on the Recommendation as follows:

Motion: Chairman Weston

Second: Vice Chairman Cardoza

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

MEETING ADJOURNED at approximately 10:06 P.M.

Minutes adopted June 18, 2019.



Robin Miller, Secretary
Township of West Orange Planning Board

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