

**TOWNSHIP OF WEST ORANGE
PLANNING BOARD
MEETING MINUTES
August 7, 2019**

The Township of West Orange Planning Board held a regular meeting on August 7, 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 7:37 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 September 4, 2019 in the Council Chamber at 7:30 P.M.

Application **PB-19-03/Zufall Health Center, Inc.** 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 September 4, 2019 at 7:30 P.M. No further notice will be required.

ROLL CALL

PRESENT: Robert Bagoff
Vice Chairman John Cardoza
Lee Klein
Councilwoman Susan McCartney
Andrew Trenk
Chairman Ron Weston
Tammy Williams

ABSENT: Captain Michael Keigher
Everett M. Johnson
Gary Wegner
William Wilkes II

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

ADOPT MINUTES

The minutes of the June 18, 2019 Planning Board special meeting were unanimously adopted.

SWEARING IN

Township Professionals:

Paul Grygiel, AICP, PP, Township Planner

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

RESOLUTION(S)

None

APPLICATION(S)

None

PRESENTATIONS

PB-19-05C/West Orange Senior Housing LLC

Block: 68; Lot: Zone: R-G

46 Mount Pleasant Avenue

Courtesy Review of Conceptual Site Plan.

EXHIBITS:

A-1: Aerial photograph of existing site prepared by Kitchen & Associates, dated 8/7/19

A-2: 3-D rendering of proposed plan prepared by Kitchen & Associates, dated 8/7/19

A-3: Proposed site rendering prepared by MidAtlantic Engineering Partners, dated 8/7/19

DISCUSSION:

William Sullivan Esq., appeared on behalf of the designated Redeveloper, West Orange Senior Housing LLC. He stated the Redeveloper was appearing before the Board to present a courtesy review of the proposed site plan for the West Orange Library property located at 46 Mount Pleasant Avenue pursuant to N.J.S.A. 40:55D-31. Mr. Sullivan briefly explained the law governing courtesy review hearings. He stated the designated Redeveloper proposed to develop the property with a 65-unit age restricted, affordable housing project including a 7,500 square feet community space for West Orange seniors. He stated that pursuant to the Redevelopment Agreement adopted by the Township on July 17, 2019, (Resolution 180-19), the Township would remain the owner of the property and enter into a 99-year lease of the property with the Redeveloper. The Redeveloper would in turn lease back to the Township the 7,500 square feet of space to be used for the senior community center. He stated the construction of the project was dependent on State tax credits. As part of the State review, the State required review and recommendation for the project from the Board in conjunction with the Township Master Plan, and that the project was fully compliant with the adopted Redevelopment Plan.

Stephen L. Schoch, RA, Kitchen & Associates was sworn in, stated his professional credentials and was accepted by the Board to be an architect licensed in the State of New Jersey. Mr. Schoch gave a basic overview of the proposed project. He gave a brief description of Exhibits A-1 (Existing Conditions), and A-2 (Proposed Plan). He stated the oldest portion of the Library would be demolished; the existing Gaston Street parking lot would also be demolished. He indicated the main entrance to the building would be in approximately the same area as the existing entrance. He stated the building would be five stories consisting of 65 units that were 100% affordable housing; 61 one-bedroom units (685 square feet) and 4 two-bedroom units. The building would be fully compliant with all building codes and handicap accessibility requirements. Access points would be from Gaston Street and a new curb cut on Mount Pleasant Avenue. There would be no change to the circulation on the lower side of the site. He described proposed grading improvements and parking circulation. He described proposed building materials, and location of mechanical equipment. He stated all residential units would be handicapped adaptable. The upper floors would have laundry and trash rooms. The building would be fully fire suppressed; there would be on-site security cameras. He stated that overall, there would be 64,275 square feet of new construction; approximately 11,000 square feet of the existing Library structure would remain, of which 7,500 square feet would be for use by the public community. Mr. Schoch concluded his testimony.

The Board questioned Mr. Schoch on his testimony. There was discussion regarding handicapped accessibility; façade materials; HVAC system; utilities; sustainability elements including roof color to help offset heat island effect; cable and internet access; unit kitchens and bathrooms; parking; vehicle circulation; on-site property management; trash removal and dumpsters; roof materials; locations of building ingress and egress; building height; and the distance between the new building and existing senior building. The Board voiced concern about adequate handicapped parking and the number of total proposed parking spaces. Chairman Weston reiterated that the courtesy review for the proposed plan was governed by Section 31 of Municipal Land Use Law and must be comply with the adopted Library Redevelopment Plan.

Mr. Grygiel asked if there should be a designated drop off area for the senior bus shuttle; Mr. Schoch replied he did not see the need. The shuttle would be for a small population, there was sufficient room for drop off at the main entrance.

In response to question from Mr. Hess, Mr. Schoch confirmed the total number of units was 65 - 64 affordable units, and 1 unit for the building superintendent.

In response to question from Mr. Sullivan, Mr. Schoch confirmed there would be adequate room for the Senior Shuttle to drop-off/pick-up residents at the lower level.

The Public Advocate had no questions for Mr. Schoch.

The following members of the Public approached the lectern to question Mr. Schoch on his testimony:

Robert Rashkes, 35 Oak Crest Road, West Orange

There were no further questions for Mr. Schoch.

Gregory B. Domalewski, PE, MidAtlantic Engineering Partners, LLC was sworn in, stated his professional credentials, and was accepted by the Board to be a civil engineer licensed in the State of New Jersey. Referring to Exhibit A-3, Mr. Domalewski gave a brief capitulation of the proposed building; he cited all existing, required, and proposed area bulk standards. He stated the Redevelopment Area was comprised of 3.24 acres; the proposed site plan would utilize only 1.41 acres of the overall property. He stated the proposed improvements would be fully compliant with the approved Redevelopment Plan. He discussed density, grading, storm water management, lighting, and landscaping. He stated the property was not located in a flood zone. Mr. Domalewski concluded his testimony.

The Board questioned Mr. Domalewski on his testimony. The Board and Mr. Domalewski discussed the proposed driveway entrance on to Mt. Pleasant Avenue; site triangles; directional signage; the number of proposed parking spaces; handicapped parking spaces; emergency vehicle access; and outdoor seating. Mr. Domalewski stated the distance between the existing senior housing building and the new building was approximately 55 feet. Ms. Williams voiced concern regarding the relocation of existing historic marker.

Mr. Hess and Mr. Domalewski discussed required codes for fire line marking; the minimum number of required handicapped spaces for the new driveway parking area; the need for the plan to be submitted to Essex County Planning Board; impervious coverage; and storm water management.

Mr. Grygiel and Mr. Domalewski discussed pedestrian accessibility and accommodation/storage racks for bicycles. In reply to question from Mr. Grygiel, Mr. Domalewski stated that he had not done tree removal calculations. Mr. Grygiel stated the Applicant coordinate the plan with the Township Forester.

The Public Advocate and Public had no questions for Mr. Domalewski.

Chairman Weston asked the Public if they had comments on the courtesy review presentation.

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

Robert Rashkes, 35 Oak Crest Road, West Orange

There were no further comments from the Public.

Chairman Weston closed the public hearing.

The Board deliberated on the presentation.

Chairman Weston stated that due to the time constraints associated with public funding for the project, Mr. Dwyer had prepared a draft Resolution. He requested the Board vote on both the recommendation and resolution.

Chairman Weston stated the Conceptual Site Plan was not inconsistent with the Township Master Plan. He stated he wanted to emphasize the following comment/recommendation on page 3 of the Resolution: "The Board reserves the right to review and make comments upon a complete set of Site Plan and Architectural drawings and supporting technical documents, once they are available and prior to building permit application and issuance. The project shall meet the requirements of the Library Redevelopment Plan dated June 10,

2019 and shall comply with all applicable Township of West Orange and State of New Jersey ordinances and regulations.”

The Board voted to recommend PB-19-05C/West Orange Senior Housing, LLC as follows:

Motion: Chairman Weston

Second: Dr. Bagoff

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

The Board voted on the Resolution as follows:

Motion: Chairman Weston

Second: Dr. Bagoff

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

Chairman Weston announced a brief recess at approximately 9:02 P.M. He reconvened the meeting at approximately 9:06 P.M.

PRESENTATION II

Request by the Township of West Orange to review Certain Properties as an Area in Need of Rehabilitation pursuant to N.J.S.A 40A:12A-1 et seq. (the “Redevelopment Law”) which authorizes municipalities to determine whether certain parcels of land located therein constitute an area in need of rehabilitation; namely Block 116, Lots 44, 47, 48, 50, 51, 53, 53.01 and 55; and Block 116.01, Lots 81.03, 86, 87, 88, 89, 91, 93, 95, 96, 97, 98, 99, 100, 101 and 101.01 on the Township of West Orange Tax Map inclusive of any and all streets, “paper” streets, private drives and rights of way.

Mr. Grygiel approached the podium and addressed the Board. He stated the Township Council had requested the Board review the above listed properties to consider if the parcels should be considered for designation as an area in need of rehabilitation. He gave a brief recapitulation of the May 7, 2019 memorandum from Mr. Lepore that detailed the existing conditions of the properties. The memorandum described age of the existing housing stock, and water and sewer infrastructure. Mr. Grygiel noted that the area was adjacent to the existing Downtown redevelopment area. Mr. Grygiel stated that Mr. Lepore’s memorandum concluded that pursuant to Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-14, the area along the easterly side of Main Street between Babcock Place and Washington Street, (blocks and lots listed above), is an area in need of rehabilitation due to the age of the water and sewer infrastructure and the existing housing stock. Mr. Grygiel recommended the Board accept the finding as discussed in Mr. Lepore’s memorandum dated May 7, 2019.

In response to question from Chairman Weston, Mr. Grygiel stated the recommendation would not designate the area a condemnation area in need of redevelopment.

The Board had no questions or comments on the recommendation.

Chairman Weston stated Mr. Dwyer had prepared a draft resolution for the recommendation.

The Board voted on the Recommendation as follows:

Motion: Chairman Weston

Second: Dr. Bagoff

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

The Board voted on the Resolution as follows:

Motion: Chairman Weston

Second: Dr. Bagoff

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

MEETING ADJOURNED at approximately 9:16 P.M.

Minutes adopted September 4, 2019.



Robin Miller, Secretary
Township of West Orange Planning Board

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