

**TOWNSHIP OF WEST ORANGE
PLANNING BOARD
MEETING MINUTES
January 8, 2020**

The Township of West Orange Planning Board held a regular meeting on January 8, 2020 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 February 5, 2020 in the Council Chamber at 7:30 P.M.

ROLL CALL

PRESENT:

Dr. Robert Bagoff
Mr. Everett Johnson
Mr. Lee Klein
Councilwoman Susan McCartney
Mr. Andrew Trenk
Mr. Gary Wegner
Chairman Ron Weston
Mrs. Tammy Williams

ABSENT:

Mr. William Wilkes II

ALSO PRESENT:

Paul Grygiel, AICP, PP, Township Planner
Patrick J. Dwyer, Esq., Attorney
Sean McCauley

ADOPT MINUTES

- The minutes of the October 30, 2019 Special Meeting, and November 6, 2019 Regular Meeting minutes were adopted by Roll Call Vote as follows:

October 30, 2019 Special Meeting:**Motion:** Chairman Weston**Second:** Councilwoman McCartney

Bagoff: Yes	Wilkes: Absent
Johnson (Alternative): Yes	Williams: Yes
Klein: Yes	Chairman Weston: Yes
McCartney: Yes	8 yes; 1 absent
Trenk: Yes	
Wegner: Yes	

November 6, 2019 Regular Meeting:**Motion:** Dr. Bagoff**Second:** Councilwoman McCartney

Bagoff: Yes	Wilkes: Absent
Johnson (Alternative): Yes	Williams: Yes
Klein: Yes	Chairman Weston: Yes
McCartney: Yes	7 yes; 1 absent; 1 unable to vote
Trenk: Yes	
Wegner: Not present Nov 6	

ANNUAL REORGANIZATION:

- Postponed until April per Chairman Weston
- Except for Dr. Bagoff to be selected as Vice-Chairman by Roll Call vote as follows:

Dr. Bagoff for Vice-Chairman:**Motion:** Chairman Weston**Second:** Mr. Trenk

Bagoff: Yes	Wilkes: Absent
Johnson (Alternative): Yes	Williams: Yes
Klein: Yes	Chairman Weston: Yes
McCartney: Yes	8 yes; 1 absent
Trenk: Yes	
Wegner: Yes	

MAYOR'S PLANNING BOARD RE-APPOINTMENTS:

- Mr. Johnson elevated to Alternate #1
- Mr. Klein extended
- Mr. Trenk extended as Mayor's designee
- Mrs. Williams made full Board Member

SWEARING IN

- All four re-appointments were sworn in by Mr. Dwyer and spoke and signed the Official Oath

MASTER PLAN REEXAMINATION:

Discussion:

- Mr. Grygiel sworn in; testified to posting plan to website just prior to Christmas
- After posting to West Orange and other towns, a few recommendations were offered and changes were made
- No public comments requested
- After vote, a resident, **Joyce Rudin, Woodland Avenue, West Orange**, was allowed to ask a question regarding a change made; Mr. Grygiel confirmed the specific change had been made

RESOLUTION

Master Plan Reexamination

Approved by Roll Call vote as follows:

Master Plan Reexamination:

Motion: Dr. Bagoff

Second: Mrs. Williams

Bagoff: Yes	Wilkes: Absent
Johnson (Alternative): Yes	Williams: Yes
Klein: Yes	Chairman Weston: Yes
McCartney: Yes	8 yes; 1 absent
Trenk: Yes	
Wegner: Yes	

APPLICATION(S)

PB-19-08C/Essex County/TBZ/Conservation Pavilion

Testimony:

- **Mr. Mark L. Fleder**, on behalf of Essex County began presentation; was asked by **Chairman Weston** to consider a future public presentation of the Zoo Master Plan

- **Mr. Fleder** introduced **Mr. Dan Salvante**, Director of the Essex County Parks System; **Mr. Salvante** was sworn in
- **Mr. Salvante** spoke of the zoo's decline decades ago and the public outcry to save it
- He added that education is the core mission , and that 133,896 students are hosted every year
- He testified that there is limited room for hands-on education programs at present
- **Mr. Michael Piga**, Landscape Architect, was then sworn in as a witness.
- **Chairman Weston** asked that all exhibits be marked (A-1 through A-5); all were marked
- **Mr. Piga** spoke about Exhibit A-1, an Aerial Map of the entire zoo: it showed the placement of the new pavilion as marked on the map
- He proceeded in explaining Exhibit A-2, a Conceptual Plan: it showed the structure's rustic African feel; walkways; plaza with restrooms; seating area and shade structures; control booth, stage; outdoor habitats and animal run area; landscaping (oaks and other native NJ species); and water diversion trench to control storm flow

Questions from the Board were permitted at this point:

- **Councilwoman McCartney:** questioned the water detention basin design
 - **Mr. Piga** responded
- **Mr. Trenk:** asked about the back pathways and driveway usage
 - **Mr. Piga** responded
 -

Back to testimony:

- **Mr. Piga** discussed Exhibit A-3, the Ground View Concept Drawing: it showed the pavilion area and stage from a visitor's point of view
- **Mr. Piga** discussed Exhibit A-4, the Pavilion Floor Plan: it showed the seating arrangement; control booth; stage; habitats and offices; laundry; and access points
- **Mr. Piga** discussed Exhibit A-5, an Elevations Map: it showed the stage; canopy; cast trees and cultured stones; LED screen; guest seating area and control booth; shade structures; and back entrance

Board Questions:

- **Councilwoman McCartney:** questioned the clearance of trees
 - **Mr. Piga:** responded
- **Mr. Trenk:** questioned the impervious count
 - **Mr. Piga:** responded
- **Chairman Weston:** questioned the new zoo acreage?
 - **Mr. Piga:** Parks would need to answer
- **Chairman Weston:** question the path of detention water

- **Mr. Piga:** responded
- **Chairman Weston:** questioned the lighting being “dark sky” friendly?
 - **Mr. Piga:** responded
- **Chairman Weston:** questioned other types of performances
 - **Mr. Piga:** responded
- **Mr. Klein:** questioned the position of the stage lighting
 - **Mr. Piga:** responded
- **Councilwoman McCartney:** questioned kind of performances will take place?
 - **Mr. Piga:** responded

Public questions for Mr. Piga were opened:

- **Harvey Grossman; Public Advocate:** questioned presence of an audio-visual component; and/or a jumbotron
 - **Mr. Piga:** responded
- **Mr. Grossman:** questioned suitability and possibility of other types of events
 - **Chairman Weston:** responded
- **Mr. Grossman:** questioned encroachment into the Reservation?
 - **Mr. Piga:** responded
- **Mr. Grossman:** questioned clear cutting?
 - **Mr. Piga:** responded

The following citizens then questioned Mr. Piga:

- **Judy Rosenthal, 97 Main Street, Millburn**
- **Robin Morey, Maplewood**
- **Dennis Bircher, Maplewood**
- **Joyce Rudin, Woodland Ave, West Orange**
- **Shoshana Kriegsman, Roosevelt Middle School student, West Orange**
- **Dr. Grietje Wijbenga, West Orange**
- **Mike Brick, 19 Colony Drive West, West Orange**
- **Robert Rashkes, 35 Oak Crest Road, West Orange**

Public questioning of Mr. Piga was closed and a 5-minute break was called.

After break, public statements from minors in the audience were made by the following citizens:

- **Margaret & Kate, students from Maplewood**
- **Shoshana Kriegsman and Svanfridur Mura, Roosevelt Middle School students, West Orange**

Back to County witnesses:

- **Kate Hartwyk, Deputy Director Essex County Parks System** (asked questions by **Mr. Fleder**)
- **Ms. Hartwyk** testified that the Conservation Pavilion is intended to bring more education programs to more people
- She describes the pavilion as an amphitheater style to show animals, describe them, and answer questions from students
- She states that these pavilions are routine at zoos nationwide
- She states that the pavilion will not cause more traffic issues

Board Questions:

- **Mr. Johnson:** questioned performance schedules
 - **Ms. Hartwyk:** responded
- **Mr. Johnson:** Will this cause traffic on the weekends?
 - **Ms. Hartwyk:** responded
- **Mr. Johnson:** questioned live programming versus filmed programming
 - **Ms. Hartwyk:** responded
- **Mr. Johnson:** questioned what kind of animals?
 - **Ms. Hartwyk:** responded
- **Councilwoman McCartney:** questioned busing students in for events
 - **Ms. Hartwyk:** responded
- **Mrs. Williams:** questioned percent of programming to be animal associated?
 - **Ms. Hartwyk:** responded

Public questions for Ms. Hartwyk were opened:

- **Harvey Grossman, Public Advocate:** questioned exclusivity of educational purposes?
 - **Ms. Hartwyk:** responded
- **Mr. Grossman:** questioned if plans could change
 - **Ms. Hartwyk:** responded

The following citizens then questioned Ms/ Hartwyk:

- **Judy Rosenthal, 97 Main Street, Millburn**
- **Joyce Rudin, Woodland Ave, West Orange**
- **David Yennior, Belleville**
- **Dr. Grietje Wijbenga, West Orange**
- **Kathy Abrams, South Orange**

Back to County witnesses:

- **Mike Kerr, Zoo Director** (asked questions by **Mr. Fleder**)
- **Mr. Kerr** testified he was involved in the plan
- He stated that the animals to be used for the educational programs would be raptors, porcupines, anteaters, turtles, snakes, and more
- He finished by stating the pavilion was a great need in order to provide education

Board Questions:

- **Mr. Klein:** questioned bright lights and/or noise issues for the animals
 - **Mr. Kerr:** responded
- **Mrs. Williams:** questioned the zoo's record on treatment of animals?
 - **Mr. Kerr:** responded

Public questions for Mr. Kerr were opened:

The following citizens then questioned Mr. Kerr:

- **Elizabeth Redwine, 10 Cobane Terrace, West Orange**
- **Shoshana Kriegsman, Roosevelt Middle School student, West Orange**
- **Judy Rosenthal, 97 Main Street, Millburn**
- **Joyce Rudin, Woodland Ave, West Orange**
- **Svanfridur Mura, Roosevelt Middle School student, West Orange**
- **Dr. Grietje Wijbenga, West Orange**
- **Robert Rashkes, 35 Oak Crest Road, West Orange**
- **David Yennior, Belleville**
- **Kathy Abrams, South Orange**

End of public questions. Presentation complete.

Board Comments:

- **Mr. Grygiel:** Reminded Board of mission and statutory power; its consistency with the Master Plan; and power to make recommendations

Public Comments:

The following citizens made public statements:

- Elizabeth Redwine, 10 Cobane Terrace, West Orange
- Judy Rosenthal, 97 Main Street, Millburn
- Harvey Grossman, Public Advocate
 - Stated opposition is broad and deep; in West Orange and surrounding towns; and further expansion is not in the public interest
- Vicki Parker, Zoo Docent, Scotch Plains
- Dr. Grietje Wijbenga, West Orange
- Rabbi Moshe Rudin, Woodland Avenue, West Orange
- Member of the Public, West Orange
- Joyce Rudin, Woodland Ave, West Orange
- Lisa DeVose, Zoo Docent, Hawthorne
- Robin Morey, Maplewood
- A Zoo Docent, Cedar Grove
- Mike Brick, 19 Colony Drive West, West Orange
- Sheila Baker-Goodrall, Maplewood
- Robert Rashkes, 35 Oak Crest Road, West Orange
- Dennis Percher
- David Yennior, Belleville

Public comments closed.

Board Comments:

- **Chairman Weston:**
 - **Comments:**
 - The balance of preservation and recreation is a concern
 - The Township should continue to work with Essex County to allow appropriate development without overwhelming the specialness of the Reservation
 - **Recommendations:**
 1. The County should look to offset the 1.5 acres with “in kind” to further add to the reservation
 2. Increase tree replacement ratio to satisfy the cross section being lost
 3. County should study storm water impacts for whole Reservation from this action
 4. Storm water retention basin should be specifically developed as a bioswale and/or rain garden

5. The County should present a public review of the Zoo Master Plan

- **Mr. Johnson:** Thank you to all participants; recommended a study on the sound system to see if there would be a negative impact on the community; and act on such a report
- **Councilwoman McCartney:** Thank you to all participants; and appreciation for certain particular comments and recommendations
- **Mrs. Williams:** Thank you to all participants; in agreement with the Chairman's recommendations; stated that education, development, and growth are important, but there has to be a balance
- **Mr. Trenk:** Suggested that rain garden/bioswale could be a conservation exhibit; also that a green or white shade roof could be added
- **Mr. Klein:** Recommended looking into potential noise *and* light issues
- **Mr. Wegner:** Perhaps there could be a study on animal stressors
 - **Chairman Weston** asked **Messrs. Grygiel and Dwyer** if that is within the Planning Board purview
 - They answered it would be a stretch
- **Councilwoman McCartney:** Suggested that maybe a recommendation line be added that the zoo would need to follow all town noise ordinances

Final recommendations presented by Chairman Weston:

1. The County should look to offset the 1.5 acres with "in kind" to further add to the reservation
 2. Increase tree replacement ratio to satisfy the cross section being lost
 3. County should study storm water impacts for whole Reservation from this action
 4. Storm water retention basin should be specifically developed as a bioswale and/or rain garden; and have it become a conservation exhibit itself
 5. The County should study potential sound impacts of this particular effort
 6. The County should present a public review of the Zoo Master Plan at a future date, time, and place
 7. The County should consider using a "cool" roof; something reflective
- **Councilwoman McCartney** asked to add a recommendation to clear paths in Reservation; rejected by a show of hands vote

A Roll Call vote was taken on the Application:

Approved by Roll Call vote as follows:

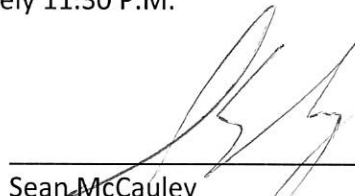
PB-19-08C/Essex County/TBZ/Conservation Pavilion

Motion: Chairman Weston

Second: Mr. Klein

Bagoff: Yes	Wilkes: Absent
Johnson (Alternative): Yes	Williams: Yes
Klein: Yes	Chairman Weston: Yes
McCartney: Yes	8 yes; 1 absent
Trenk: Yes	
Wegner: Yes	

MEETING ADJOURNED at approximately 11:30 P.M.



Sean McCauley
Township of West Orange Planning Board

**THE NEXT REGULAR MEETING OF THE PLANNING BOARD WILL BE
WEDNESDAY FEBRUARY 5, 2020 AT 7:30 P.M. IN THE COUNCIL CHAMBER.**