

**TOWNSHIP OF WEST ORANGE
PLANNING BOARD
MEETING MINUTES
March 4, 2020**

The Township of West Orange Planning Board held a regular meeting on March 4, 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 April 1, 2020 in the Council Chamber at 7:30 P.M.

ROLL CALL

PRESENT:

Dr. Robert Bagoff
Mr. Everett Johnson- 7:46
Councilwoman Susan McCartney
Mr. Andrew Trenk
Chairman Ron Weston
Mr. William Wilkes II
Mrs. Tammy Williams

ABSENT:

Mr. Lee Klein
Mr. Peter Smeraldo, Jr.
Mr. Gary Wegner

ALSO PRESENT:

Paul Grygiel, AICP, PP, Township Planner
Kenneth D. McPherson III, Esq., Attorney
John J. Hess, PE, PP, Consulting Engineer
Sean McCauley, Acting Planning Board Secretary

ADOPT MINUTES

January 8, 2020 Meeting:

Motion: Councilwoman McCartney

Second: Dr. Bagoff

Bagoff: Yes	Wilkes: Absent on 1/8
Johnson (Alt 1): Absent	Williams: Yes
Klein: Absent	Chairman Weston: Yes
McCartney: Yes	
Smeraldo: Absent	5 yes; 4 absent; 1 unable to vote
Trenk: Yes	
Wegner: Absent	

February 5, 2020 Meeting:

Motion: Dr. Bagoff

Second: Mrs. Williams

Bagoff: Yes	Wilkes: Absent
Johnson (Alt 1): Absent	Williams: Yes
Klein: Absent	Chairman Weston: Yes
McCartney: Yes	
Smeraldo: Absent	4 yes; 5 absent; 1 unable to vote
Trenk: Absent on 2/5	
Wegner: Absent	

SWEARING IN

- Mr. Dwyer thanked
- Mr. McPherson: voted; sworn
- Township professionals sworn in; Grygiel & Hess

Mr. McPherson for Board Attorney:

Motion: Chairman Weston

Second: Dr. Bagoff

Bagoff: Yes	Wilkes: Yes
Johnson (Alt 1): Absent	Williams: Yes
Klein: Absent	Chairman Weston: Yes
McCartney: Yes	
Smeraldo: Absent	6 yes; 4 absent
Trenk: Yes	
Wegner: Absent	

APPLICATION(S)

1. PB-19-09/732 Eagle Rock Avenue, LLC

Block: 177; Lot: 26; Zone: R-4 732 Eagle Rock Avenue

Seeking minor subdivision and variance approvals to create two lots

Discussion:

Mr. James M. Parisi, Attorney for Applicant:

- Sworn in; Introduced application; called Anthony Marucci, Engineer

Anthony Marucci, Applicant's Engineer; sworn in

- Introduced sheets included in application packet
- Lot 26.01, existing dwelling, no issues
- New lot 26.02 needs variance because the is 65' frontage instead of 100'
- Pointed out 4 other lots in immediate area with similar <100' frontages
- Pointed out a nearby lot with 3 dwellings on one lot approved by Zoning Board
- 26.01 dwelling will be completely renovated and land beautified
- New dwelling will be new construction
- Minimal tree removal; buffer to neighbors' lots will remain
- Stormwater drainage will be addressed
- Area will be beautified by renovation and new dwelling
- Addressed Engineering and Planning reports
 - Engineering: will comply with stormwater recommendations
 - Planning: steep slopes will not be intruded upon; new dwelling will be on flat area

Board Questions for Mr. Marucci:

- **Councilwoman McCartney** asked questions regarding zoning on nearby Edgemont Road; and whether or not there will be tree replacement; and whether new lot will be a "flag-shaped" lot
- **Chairman Weston** followed up regarding the "flag-shaped" lot
- **Mr. Grygiel** provided more information on "flag-shaped" lots
- **Chairman Weston** inquired about curve in driveway and whether it can possibly be moved
- **Chairman Weston** recommended a 20' side yard instead of the planned 15'
- **Mr. Grygiel** inquired about removing the remains of a wood deck on existing structure; and replacing existing sidewalks; and any known disturbances of the existing steep slope

- **Mr. Hess** stated satisfaction that the application will follow his report recommendations

Public Questions for Mr. Marucci:

Public Questions were asked by:

- **Robert Latch, 11 Edgemont Road**
- **Drew Lillis, 726 Eagle Rock Avenue**

Public Comments:

Public Comments were made by:

- **Elise Willis, 726 Eagle Rock Avenue**
- **Claire O'Rourke, 15 Edgemont Road**

Public Questions and Comments closed.

Board Comments:

- **Chairman Weston** asked if Zoning Official might look at nearby residence regarding an above-garage residence
- **Mr. Grygiel** stated that though the Planning Board has power to make recommendations, any recommendations in regards to any upcoming house design is not needed at this point
- **Chairman Weston** asked about future house positioning changes in order to limit tree removal
- **Mr. Hess** responded that the town forester would need to check for compliance
- **Mr. Grygiel** confirmed that he would expect any future house plan to be brought up for review
- **Chairman Weston** asked a question regarding stormwater runoff
- **Mr. Hess** confirmed that any plan would have a "no drainage to other properties" rule enforced
- **Mr. Johnson** asked for a requirement that drainage be addressed
- **Mrs. Williams** stated that drainage issues are not always immediate; and asked if there could be a condition to address future drainage issues
- **Mr. Hess** stated there could be a two-year warranty after bonding
- **Councilwoman McCartney** suggested a condition requiring the existing tree buffer to remain
- **Chairman Weston** suggested this be a subject for the forester's report
- **Mr. Trenk** suggested conditioning a one-for-one tree replacement scenario

Conditions:

- **Chairman Weston** stated that the lot is big and the Planning Board is inclined to accept with the following conditions
 - There will need to be a landscaping plan
 - There will need to be a tree preservation and/or removal plan
 - A tree removal permit would need to be sought in case of removal
 - Any tree replacement would need to be performed in strict compliance with town ordinance
 - There should be a 20' setback from other property lines
 - A grading and/or drainage plan should be submitted when any building permits are filed
 - Must comply with all drainage ordinances and maintain in perpetuity
 - The existing structure must be improved up to code before any CCO will be issued
 - Maintain tree buffer within 30' of downhill side
 - Driveway shall be permeable (except for the apron)
 - Existing deck remains must be removed

Motion for Approval:

PB-19-09/732 Eagle Rock Avenue, LLC:

Motion: Chairman Weston

Second: Mr. Trenk

Bagoff: Yes	Wilkes: Yes
Johnson (Alt 1): Yes	Williams: Yes
Klein: Absent	Chairman Weston: Yes
McCartney: Yes	
Smeraldo: Absent	7 yes; 3 absent
Trenk: Yes	
Wegner: Absent	

2. PB-19-10/732 Perez

Block: 129; Lot: 46 & 31; Zone: RT 66 Whittlesey Avenue

Seeking to sub-divide the property into two residential lots

Discussion:

- **Mr. Juan Velasco, Attorney for Applicant** asked for continuance to 4/1; granted

3. PB-19-11/Montclair Golf Club

Block: 151; Lot: Several; Zone: R-2 25 Prospect Avenue

Seeking to relocate the existing pool and racquet facilities along with four new accessory buildings

Discussion:

Mr. Robert Gaccione, Attorney for Applicant:

- Sworn in; Introduced application; called Vernin Endo

Vernon Endo, President of Club; sworn in

- Discussed plan: pool, bar, dining, changing facilities
- Current lags behind other clubs
- Pool old, small, leaks
- Membership overwhelmingly supports plan

Board Questions for Mr. Endo:

- **Councilwoman McCartney** asked whether residents will be notified about when demolition will occur

Public Questions for Mr. Endo:

A Public Question was asked by:

- **Vladimir Kigel, 2 Pleasant Valley Way**

Timothy Derrick, Project Manager, Civil Engineer; sworn in

- Reviewed location of property; A-1 particularly where construction will be; including existing home that will be demolished to place pool
- Drainage will be handled by existing system; trees will be removed (87) within 75' area; 51 will be replaced within 75'
- 22 pole mounted lighting fixtures; decorative; fit to cut-off
- Fencing around pool complex (5' high); paddle board (18' high); pickleball (10' high); protective netting from golf course; 500' long; 75 to 100' high; meant for safety from errant golf balls; gated service road widened from existing house (to be demolished) driveway
- Parking: existing staying; 94 additional spots
- Garbage removal: transported to internal trash/recycling center
- Hess report: point by point; will comply with all points except: 22. Prepared to maintain 2 to 1 slopes; won't need 3 to 1

Board questions for Mr. Derrick:

- **Councilwoman McCartney** asked if the plan is in compliance with the town forester's report; and whether any protective netting will cover the pool area; and if there was any need to protect Prospect Avenue
- **Chairman Weston** asked for more detail regarding tree removal/replacement in terms of within distances from the construction; and inquired about lights glowing out on to Pleasant Valley Way
- **Mr. Grygiel** asked about parking lot improvements; netting alternatives, including color of netting and setback; possible alternative placement of new pool

Public Questions for Mr. Derrick:

A Public Questions was asked by:

- **Lisa Mancini Tamburri, 2 Pleasant Valley Way**

James Tinson, Architect; sworn in:

- Forester report comment: dead/dying trees to be removed are near power lines
- A2—conceptual plan: Discussed specifics of paddle board courts, pool(s)/splash pad, accessory buildings (changing rooms); pickleball courts; sustainable development

Board Questions for Mr. Tinson:

- **Councilwoman McCartney** asked if any tree replacement will take place in the immediate area; and if any proposed trees would be ornamental
- **Mr. Trenk** asked if there was consideration of adding any electric vehicle charging stations
- **Mr. Wilkes** asked if there was consideration of the ability of emergency vehicles to access these new areas
- **Mr. Johnson** asked if any work was to be done on the existing parking area that will remain; and if any work will cause drainage issues
- **Chairman Weston** supported Mr. Trenk's idea of the applicant adding electric vehicle charging stations to the plan

Public Questions for Mr. Tinson:

- None

Sean Moronski, Senior Project Manager, Professional Planner; sworn in

- Described project from a planning perspective; discussed project in relation to major roads, landmarks, and houses
- Requesting variance for accessory building height; all buildings will exceed allowed heights
- Benefits outweigh any detriments; lower than current clubhouse building and house to be demolished; will be distinctive structures, size part of function; netting height for safety; will blend in from a distance; no detriment to public good

Board Questions for Mr. Moronski:

- **Councilwoman McCartney** asked about the accessory buildings being used as a sight buffer from road to pool

Public Questions for Mr. Moronski:

- None

No more witnesses

Public Comments:

- None

Mr. Gaccione offered a concluding summary statement

Conditions:

- **Chairman Weston** offered the following conditions:
 - All points in the engineer and forester's reports must be complied with
 - Submit a sustainability element list as a courtesy
 - One or more electric vehicle charging stations should be installed somewhere at the club
 - Study need/feasibility of safety netting nearer to Pleasant Valley Way

Motion for Approval:

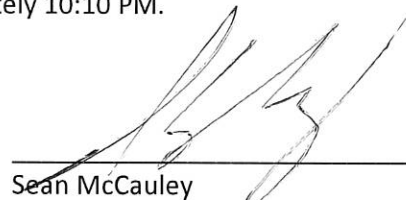
PB-19-11/Montclair Golf Club:

Motion: Chairman Weston

Second: Dr. Bagoff

Bagoff: Yes	Wilkes: Yes
Johnson (Alt 1): Yes	Williams: Yes
Klein: Absent	Chairman Weston: Yes
McCartney: Yes	
Smeraldo: Absent	7 yes; 3 absent
Trenk: Yes	
Wegner: Absent	

MEETING ADJOURNED at approximately 10:10 PM.



Sean McCauley
Township of West Orange Planning Board