

**TOWNSHIP OF WEST ORANGE
PLANNING BOARD SPECIAL MEETING
MEETING MINUTES
June 25, 2020**

The Township of West Orange Planning Board held a special meeting on June 25, 2020 at 7:30 P.M. via virtual ZOOM videoconference.

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 1, 2020 at 7:30 P.M. on the ZOOM platform (Secretary's note: The July 1, 2020 meeting was ultimately cancelled).

ROLL CALL

PRESENT:

Dr. Robert Bagoff
Councilwoman Susan McCartney
Mr. Peter Smeraldo, Jr
Mr. Andrew Trenk
Chairman Ron Weston
Mr. William Wilkes II
Mrs. Tammy Williams

ABSENT:

Mr. Everett Johnson
Mr. Lee Klein
Mr. Gary Wegner

ALSO PRESENT:

Paul Grygiel, AICP, PP, Township Planner
Greg Valesi (proxy for John Hess), Consulting Engineer
Kenneth D. McPherson III, Esq., Attorney
John Linson, Town Forester
Harvey Grossman, Public Advocate
Sean McCauley, Acting Planning Board Secretary

- Mr. Grygiel sworn in
- Mr. Valesi sworn in
- Mr. Linson swore in

- **APPLICATION(S)**

- 1. PB-20-02/Green Essex Partners Urban Renewal Entity**

Block: 155; Lots: 40.02; 42.02; 42.01; Zone: Executive Drive
Preliminary and Final Site Plan; No Variances

- **Chairman Weston** recognized Applicant's attorney, **Francis X. Regan**
- **Mr. Regan** reported that Applicant submitted revised plans based on Town Forester, **John Linson's**, report
- Stated that bike racks will be added at the dog park; that the number of Electric Vehicle (EV) charging stations across the complex will increased to fifteen (15); announced the addition of a crosswalk to 300 Executive Drive; reported the addition of more shade trees near Buildings B & C; stated that the Applicant will be converting sixteen (16) 2-bedroom units to 1-bedroom units in both Buildings B & C; expanded that this lowers parking needs without any footprint changes
- **Mr. Regan** introduced the Applicant's Landscape Architect, **Paul Devitto**
- **Mr. Devitto** provided credentials and was sworn in
- **Mr. Regan** asked **Mr. Devitto** to describe changes being made in reaction to **Mr. Linson's** forester report and site visit
- **Mr. Devitto** reported that an amount of tree protection fencing will be added around the dog park and other heavily treed areas near the pond; adhering to all of **Mr. Linson's** recommendations; and that any plants will be as deer resistant as possible; and that they would be adding shade trees through parking lot islands
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- **Chairman Weston** asked **Mr. Linson** to respond:
- **Mr. Linson** requested on-site supervision of installation and maintenance of landscaping through construction process
- **Chairman Weston** reported that Applicant has accepted **Mr. Linson's** request

Board Questions:

- **Chairman Weston** asked **Mr. Linson** if there was a colorized tree replacement map
 - **Mr. Linson** responded in the negative
- **Chairman Weston** asked if the stormwater management plan will need to be altered due to landscaping changes
 - **Mr. Linson** responded that small alterations will need to be made
 - CME Engineer, **Gary Valesi**, added that trees in the parking lot may alter water quality standards; there may be a tradeoff of trees for bioswales; will bring up with Applicant's engineer

Public Questions:

Harvey Grossman, Public Advocate:

- **Mr. Grossman** asked for the rationale for tree removal;
 - **Mr. Devitto** described the diseased ash trees around the edges of the property, and that they are not in the construction zone

A question was asked by:

- **Christine Little, 1K Buckingham Road**

End of Mr. Devitto's testimony

- **Mr. Regan** introduced the Applicant's **Traffic Engineer, Eric Keller**
- **Mr. Keller** provided credentials and was sworn in
- **Mr. Keller** introduced Exhibit A-1 and used it to describe the project and current traffic counts from January 2020 peak morning and evening hours at the following roads and intersections: Rooney Circle & Prospect Avenue, Rooney Circle, Executive Drive, Marion Drive, Mt. Pleasant Avenue & Marion Drive; Prospect Avenue; Prospect Avenue & Guerino Drive
- Described the A-F delay scale he employed; D or better on approaches to Executive; left into Eagle Ridge/Essex Green are an F due to a short green light;
- Stated that by 2023 that it is expected: Essex Green will be larger and there will be increased occupancy at 10 Rooney Circle and 300 Executive Drive; assumed there will be additional delays, mostly at Prospect Avenue/Guerino Drive/Essex Green

- Assuming full occupancy of new buildings proposed by the Applicant, gave figures as to how many additional trips would be added; concluded that it would be less than if the traffic was from full occupancy of the existing buildings; impact negligible overall; should work with county to modify traffic light signal timings where they currently exist; stated that the complex had more than plenty of parking for residents and guests;
- Responded to CME Engineering Report Item #8, parking ratio: stated that the 1.76 parking ratio for buildings B & C, is above standard

Board Questions:

- **Mr. Smeraldo** asked if 570 was the correct number of parking spots in the parking garage
 - **Mr. Keller** responded in the affirmative
- **Chairman Weston** recommended the Applicant provide Town Engineer recommendations to improve potential traffic issues
- **Chairman Weston** inquired about the PSEG easement, and if there was any scenario where it could be requested that this easement be accessed at least in an emergency
 - **Mr. Keller** responded that PSEG is usually not open to letting others access their property
- **Chairman Weston** asked if main entrance will be adequate and safe for the site
 - **Mr. Keller** responded in the affirmative, adding that it will function better for this development than it does for the current one

Public Questions:

No questions were asked by the public

End of Mr. Keller's testimony

Mr. Regan announced the conclusion of witnesses and testimony

Public Comments:

No comments were made by the public

- **Chairman Weston** recommended the following conditions:
- Coordinate sidewalks with Rooney Circle
- Add bike racks and storage racks in Buildings B & C
- Add a second Fire Department stand pipe in garage; add sprinklers to garage; place Automatic Electronic Defibrillator (AED) stations within buildings
- Applicant should continue to meet with the West Orange Fire Department on all Fire/EMS Issues
- Comply with all twenty-nine (29) items of CME report; continue to meet with and discuss with CME
- Study the addition of a crosswalk to 300 Executive Drive
- Increase EV Charging Stations to fifteen (15) total
- Retain landscape supervision through process
- Provide color tree replacement plan
- Add dog park lighting including blue light/emergency call station at dog park, and lighting for winter twilight safety
- Maintain Executive Drive road ice/snow & perpetual maintenance
- Applicant and Town should coordinate shuttle service efforts

Vote:

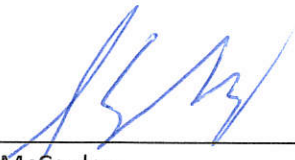
Approval of PB-20-02/Green Essex Partners Urban Renewal Entity

Motion: Chairman Weston

Second: Dr. Bagoff

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

MEETING ADJOURNED at approximately 9:09 PM. Called by Dr. Bagoff, Seconded by Mrs. Williams



 Sean McCauley
 Township of West Orange Planning Board