

**DRAFT
MINUTES
TOWNSHIP OF WEST ORANGE
PLANNING BOARD MEETING
April 17, 2024 7:30 P.M.**

The Township of West Orange Planning Board held its regular meeting on April 17, 2024 at 7:30 P.M. via virtual ZOOM videoconference.

Chairman Bagoff 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 Bagoff* requested all persons stand for the Pledge of Allegiance.

ANNOUNCEMENTS

- The next Planning Board regular meeting will be held **Wednesday May 1, 2024** at **7:30 P.M.**

ROLL CALL

PRESENT: Dr. Robert Bagoff; Mr. Jerry Guarino; Mr. Ken Alper; Mr. John Cardoza; Mr. Lee Klein; Mr. Peter Smeraldo; Council president Bill Rutherford; Mr. William Wilkes; Ms. Lori Kapferer

ABSENT: Mayor Susan McCartney; Mr. Christopher Morgan, Sr.

ALSO PRESENT: Diana P. McGovern, Esq., Planning Board Attorney;
Gerry Haizel, Consultant Planner
Mr. John Hess, Board Engineer;
Zayibeth Carballo, Town Engineer
Jamilet Baquerizo Vite, Planning Board Secretary

MINUTES & RESOLUTIONS

PB-24-05/Yerrr Canna

Motion: Chairman Bagoff

Second: Mr. Guarino

Alper:	Y	Morgan:	---
Bagoff:	Y	Rutherford:	Y
Cardoza (Alt.2):	Y	Smeraldo:	Y
Guarino:	Y	Wilkes:	----
Kapferer:	-----		
Klein:	Y		
Mayor McCartney:	----		

SWEARING IN

- The Township Professional(s) sworn in.

APPLICATIONS

- **PB-23-09 Essex County Country Club**
Block: 156; Lots:1; Zone: R-2
350 Mt Pleasant Avenue
The applicant is proposing modifications to existing improvements and construction of new accessory buildings associates with its golf course and other facilities.

PRESENTATION

- Chairman Bagoff summarized the application for the benefit of the board:
- The application was reviewed by the township professionals.
- Mr. Paul Grygiel confirmed in his report that the proposed halfway house is a permitted accessory use and requires no variance.
- Mr. Hess in his report from January 29, 2024, detailed waivers requested and did not find any deficiencies in the application.
- A second report from Mr. Hess dated February 26 2024, and Zayibeth Carballo, the township engineer, opined that the proposed halfway house will not result in discharge of any stormwater runoff on the neighbor's property.

BOARD COMMENTS/QUESTIONS

- Council president Rutherford asked if the DEP will review and designate wetlands. Chairman Bagoff said that the applicant has already provided the information to the board that the applicant has requested from the DEP.
- Mr. Alper asked if applicant is willing to limit the hours of use. The board attorney said that the testimony in the record was that the hours of operation are from 8AM to 7:30PM.
- Mr. Alper requested that are all trees removed must be shown on the plans.
- Mr. Alper requested that property maintenance must be done at the end of each day to remove any trash, bottles, cans or other debris.
- Mr. Smeraldo agrees with the addition of greenery.
- Mr. Smeraldo recommended that AED be available in the halfway house and that the

staff must be trained.

- Mr. Smeraldo also requested that a 911 call box must be installed and maintained on the exterior of the halfway close to the AED.

CONDITIONS

- All garbage will be removed at the end of the day.
- No cooking/grilling permitted at the halfway house.
- No seating at the halfway house
- No music or public announcements.
- Township Council/ABC Board approval needed if the applicant decides to serve alcohol at the halfway house.
- Site plan approval is contingent upon Applicant demonstrating that necessary approvals and/or directives from the NJDEP have been met and satisfied
- An AED defibrillator machine shall be placed and maintained on the exterior of the halfway house and all persons who work at the halfway house must be trained in the use of the AED defibrillator machine.
- A remote 911 call box must be installed and maintained on the exterior of the halfway house in close proximity to the AED.
- Applicant must comply with the comments and recommendations set forth in the Planning Board Engineer's January 29, 2024 letter by John Hess of CME Associates.
- Applicant shall plant and maintain evergreen screening which has been approved by the Forester on the side of the building that faces Old Indian Road.
- Any trees removed or damaged by construction of the halfway house must be replaced in kind and maintained in perpetuity.
- Light color roof to decrease the heat island effect.
- The halfway house hours are limited to the hours that the golf course is in use, approximately 8AM to 7:30PM.
- Any tree which is to be removed must be shown on the plan and such removal must first be approved by the Township Forester.
- Property maintenance must be done at the end of each day to remove garbage in the area.

NOPROFESSIONALS QUESTIONS

NO PUBLIC QUESTIONS

Motion: Chairman Bagoff

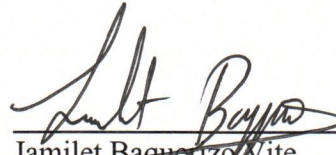
Second: Mr. Klein

Alper:	Y	Morgan:	----
Bagoff:	Y	Rutherford:	Y
Cardoza (Alt.2):	Y	Smeraldo:	Y
Guarino:	Y	Wilkes:	Y
Kapferer:	Y		
Klein:	Y		

Mayor McCartney: ----

Meeting adjourned at 7:54PM.

ADOPTED: 5/1/24



Jamilet Baquerizo Vite
Planning Board Secretary