

**DRAFT
MINUTES
TOWNSHIP OF WEST ORANGE
PLANNING BOARD MEETING
July 10, 2024 7:30 P.M.**

The Township of West Orange Planning Board held its regular meeting on July 10, 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 August 7, 2024 at 7:30 P.M.**

ROLL CALL

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

ABSENT: Mr. Christopher Morgan, Sr.; Mr. Lee Klein;

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

MINUTES & RESOLUTIONS

- PB-24-04 Montclair Golf Club - Draft-Resolution
Motion: Chairman Bagoff
Second: Mr. Cardoza

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

SWEARING IN

- The Township Professional(s) sworn in.

ORDINANCE REVIEW

[2852-24-Second-Revised-Ordinance-Governing-Cannabis-Businesses---52124](#)
[Ordinance-2852-24 - Master-Plan-Consistency-Review](#)

- The consulting planner, Mr. Haizel entered on the record and on his testimony, he stated that he finds the ordinance to be consistent with the most recent adoption of the Master Plan, which was the 2019 Master Plan. He finds it to be consistent, the ordinance essentially is modifying chapter 25 section 24.2 subsections 204, which essentially deals with the conditional use standards for permitting this use in the Township. This ordinance specifically seeks to establish a parking standard for cultivators and manufacturers of cannabis related products and it's indicating that for employers of such businesses with 10 or more employees there shall be one parking space per 1000 square feet gross floor area used in the operation.

Motion: Chairman Bagoff

Second: Mr. Guarino

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

APPLICATIONS

- **PB-24-08 GBSJ, LLC to The Goddard School**

Block: 83 Lot: 1 & 5.01

289 Mt Pleasant Avenue

The applicant, GBSJ Properties, LLC, proposes to demolish an existing three-story structure on the subject site, which was previously used as a radio station, and in its place construct a new three-story building to be used as an annex to the existing childcare center on the site.

PRESENTATION

- The attorney, Mr. Walter Hanley, entered on the record on behalf of the applicant and stated the following:
- As required in the first application, the two properties previously designated as Lots 1 and 5.01, were consolidated creating a new lot 5.02.
- The Applicant is requesting approval for Preliminary and Final Major site plan approval with c variances to expand the existing childcare center by demolishing an existing building on site and building a new building in the same footprint as previously approved in the resolution memorialized on November 29, 2023 (the “first application”) located on property recently merged with Lot 1 (previously known as lot 5.01).
- The attorney introduced the owner, Mr. Steven Harrison. He entered on the record, was sworn under oath and testified to the following:
- Mr. Harrison and his wife are the owners of the Goddard school and are also the owners of the Livingston school, which is about 5 miles away.
- The Applicant is requesting approvals to build a new building on Lot 1 to serve as an annex to the existing childcare center. The proposal is to build a new building in the identical location, size and with the same setbacks and number of classrooms as recently approved by the Board in the first application.
- The new building design allows them to remove support beams that would be in the middle of the classrooms which would cause potentially an issue, increase the window size on the 1st floor creating more natural daylight for the children and also allow them to have higher ceilings. It will create a safer environment for the children.
- The square footage is not changing, however, aesthetically the outside of the building would be more in line with their existing building.
- There will be no change to the traffic/parking pattern from the first application approved by the Board.

BOARD QUESTIONS

- Mayor McCartney asked if they are part of the pre-K expansion program. Mr. Harrison replied no but stated that they are interested in becoming part of the program.
- Chairman Bagoff asked if all teachers are CPR certified. Mr. Harrison answered in the affirmative.

NO PROFESSIONALS QUESTIONS

PUBLIC QUESTIONS

- Phillip Litwinoff at 11 Linden Avenue asked what will happen to the towers on top of the building that is being demolished. Mr. Harrison said the two radio towers on the building

to be demolished will be removed as their leases have ended.

- Mr. Litwinoff asked how will they handle traffic at the school. Mr. Harrison stated that they work very close with the Police Department and there is often police presence at the school.

PRESENTATION

- Mr. Gerard Gesario, engineer for the applicant, entered on the record, was sworn under oath and his credentials were accepted by the board. Mr. Gesario testified to the following:
 - He presented exhibit A-1, which is an aerial exhibit dated October 10, 2023.
 - The existing Goddard school sits on the larger of the two lots.
 - The radio antenna that is part of that building will also be demolished.
 - Exhibit A-2 dated July 10, 2024 was presented which is basically a colored version of the combination of the landscape plan and the site plan.
 - They are not changing any of the traffic patterns as far as entering and exiting the site.
 - No changes to the parking lot. They have been approved for 45 vehicles.
 - The intent is to provide the same square footage as was approved in November 2023.
 - No new variances are being requested with the amended application.
 - They are going to reuse the existing footings, so no new utilities are going to be provided except for a new fire service line.
 - The new building will need to be sprinkled since it's a daycare.
 - They will be providing new landscaping around the area.
 - No new lighting proposed. All the existing lights in the parking lot of the school will remain.
 - New lights would be required such as security lighting at the doorways on the new building.
 - They will provide the approved crosswalk and walkway with signage.
 - No new drainage.
 - 500 square feet of new impervious coverage is being added to the site.
 - No change to the site plan from the prior approval.

BOARD QUESTIONS

- Chairman Bagoff asked if will there be any specifications for Environmental Protection to monitor the demolition of the building and what testing will be done to monitor the contaminants exposed to the residents in the area. Mr. Gesario deferred the question to Mr. Harrison and he said that they are using a company for environmental purposes and they're going to come in and do the environmental testing before we do anything.

NO PROFESSIONALS QUESTIONS

NO PUBLIC QUESTIONS

PRESENTATION

- Cheryl Schweiker, architect for the applicant, entered on the record, was sworn under oath and her credentials were accepted by the board. Ms. Schweiker testified to the following:
 - The footprint of the building hasn't changed from the previous application.
 - They will rearrange some of the interior layouts to better fit the use for the daycare space and make it a little more user friendly for the children.

- They haven't changed the number of occupants or classrooms.
- They will have one classroom per floor with children over the age of 2 ½.
- An elevator and two stairways are proposed to be added to comply with the applicable codes and regulations.
- The siding of the new building will match the existing building.
- The west elevation will have some signage indicating this is the annex to the existing school with an entrance canopy and some associated signage on the building that will be visible from those travelling on Mount Pleasant Ave.
- They were able to add some additional windows to give more light in the classrooms.
- The building will be equipped with the sprinkler system.
- They will work with the town to make sure any access or fire department connections are in an adequate location and protected for the use.
- The building will have a fire alarm system.
- The new building will have more appropriate electrical services and more upgraded.
- The facility has to be licensed by the State of New Jersey, so they will come in after the construction and will measure the rooms to make sure they are the proper square footages for the number of children that are using the classrooms and that all the egress is acceptable. The building will be inspected before it can be used for the children.

BOARD QUESTIONS

- Mayor McCartney asked if there will be any green features incorporated into the building. Ms. Schweiker said that they will have a white roof, the HVAC system will be a high efficiency system, low flow plumbing fixtures and the windows will be double glazed low E glass.
- Mr. Smeraldo asked if the elevators are single sided and if they will be wide enough for emergencies. Ms. Schweiker answered in the affirmative.
- Mr. Smeraldo asked about the third-floor access. Ms. Schweiker said that there will be a roof ladder and a hatch inside one of the closets.
- Mr. Smeraldo asked if an AED can be placed on each floor. Ms. Schweiker said that the owner can provide the board with that information.
- Mr. Cardoza wanted clarification about the footprints and square footage he asked if they are going to be the same. Ms. Schweiker said that they intend to maintain a portion of the existing foundation because it is below grade. She said that their engineers have looked at the foundation and they believe, it is sufficient to support the construction above, they are maintaining the existing footprint.
- Mr. Cardoza asked if the landscape will be kept the same around the building. Ms. Schweiker said that all the landscaping around the building will be cleaned up.
- Mr. Cardoza asked if there will be additional windows. Ms. Schweiker said that they did line up the windows and add more on the two sides of the building.
- Mr. Cardoza asked if the heights of the rooms will be increasing. Ms. Schweiker said they were able to readjust the floor-to-floor heights because of the new build.
- Chairman Bagoff asked where the trash will be located and if there will be recycling. Ms. Schweiker said the existing trash enclosure that's now being utilized by the school will stay where it is and will continue to be used by both the existing school and the annex.
- Chairman Bagoff asked if there will be any fire lanes stripping along the new building. Mr. Hanley said that no fire lane stripping is being proposed.

NO PROFESSIONALS QUESTIONS

NO PUBLIC QUESTIONS
GENERAL DISCUSSION

Conditions:

- See Resolution for conditions.

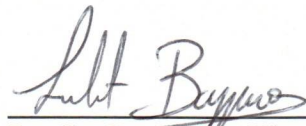
Motion: Chairman Bagoff

Second: Mr. Smeraldo

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

Meeting adjourned at 8:58PM.

ADOPTED: 9/5/24



Jamilet Baquerizo Vite
Planning Board Secretary