

**MINUTES
TOWNSHIP OF WEST ORANGE
PLANNING BOARD MEETING
February 5, 2025 7:30 P.M.**

The Township of West Orange Planning Board held its regular meeting on February 5, 2025 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 special meeting will be held **Wednesday, February 12, 2025 at 7:30 P.M via Zoom.**
- The next Planning Board special meeting will be held **Wednesday, February 26, 2025 at 6:30 P.M in person.**
- The next Planning Board regular meeting will be held **Wednesday, March 12, 2025 at 7:30 P.M via Zoom.**

ROLL CALL

PRESENT: Dr. Robert Bagoff; Mr. Jerry Guarino; Mr. Ken Alper; Mr. John Cardoza; Mr. William Wilkes; Mr. Lee Klein; Mr. Christopher Morgan, Sr.; Mayor Susan McCartney; Council Susan Scarpa; Ms. Lori Kapferer

ABSENT: Mr. Peter Smeraldo;

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

MINUTES & RESOLUTIONS

9/4/2025 WO PB Draft minutes

Motion: Chairman Bagoff

Second: Mr. Guarino

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

10-30-2024-WO-PB-Draft-Minutes

Motion: Chairman Bagoff

Second: Mayor McCartney

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

11-6-2024-WO-PB-Draft-Minutes

Motion: Chairman Bagoff

Second: Mr. Guarino

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

11-13-2024-WO-PB-Draft-Minutes

Motion: Chairman Bagoff

Second: Mr. Guarino

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

11-13-2024 WO PB Draft Minutes – Executive Session

Motion: Chairman Bagoff

Second: Mayor McCartney

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

12-4-2024-WO-PB-Draft-Minutes

Motion: Chairman Bagoff

Second: Mr. Guarino

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

SWEARING IN

- The Township Professional(s) sworn in.

APPLICATIONS

- **PB-24-20 Essex County/Turtle Back Zoo – Lemur Exhibit**

Block: 163 Lot: 1 Zone: R-1

The applicant, Essex County proposes to make renovations to the existing Sealion exhibit which will include renovation of the exterior pool area and will be renovated to house lemur and tortoises. This new space will allow the lemurs to move about and explore in a way that closely mirrors their natural habitat with expansive climbing tree structures, rocky outcrops and open areas where they can roam and exhibit their natural behaviors.

PRESENTATION

- The attorney for the applicant, Mark Fleder, states the proposal is to make changes to an existing exhibit that has been at the zoo for a bit of time, formally known as the sea lion exhibit.
- The landscape architect, Michael J. Piga, entered on the record, he was sworn under oath and his credential were accepted by the board. He testified to the following:
- The existing sea lion exhibit is being proposed to change, which is located in the center of the zoo. They have an existing building there, where they have their touch tank and other elements.
- On the north side was the sea lion exhibit and that's where the focus of this design was. Mainly on the exterior of the facility where the pool was and there's a little bit done on the interior.
- The pool will remain but will not be used as a pool at all.
- There are minor façade changes to the exterior of the existing building, such as now they have a blue core gate steel which they are going to change the color to a brown.
- The existing building as part of the proposal will not be expanded or made larger.
- The overall exhibit will not get physically bigger.
- The inside of the building will have minor changes such as changing out the caging, adding a little bit of heat and doing some painting. Other than that, they are not doing structural changes.
- There are no changes to the drainage either from the building or the area around the building.
- There will be no changes to the method of visitors going out to and into the building
- Down on the lower portion of the area is where the edge of the existing sea lion exhibit is which will now change the name to Essex County Water or something of that nature.
- On the outskirts is where the pool used to be but now, they are turning it to a sandy beach for the lemurs and the tortoises.
- Visitors will still be able to come up to the existing windows, which they will be taking out and allowing them to see the tortoises that will be down at the lower end.
- There is a netting where they will be showing where the lemurs would be located.
- There will be a climbing structure in the center area. Most of the stone work out there

will remain, it will just be enhanced.

- New landscaping will be brought in throughout the area and the outer beds on the outskirts.
- The existing shade structure will be modified by putting real glass opposed to acrylic. The structure itself will be upgraded in color
- The building itself, the façade will have a color change.
- Where the sea lions used to come out, now the lemurs will be coming out. They are going to take out the old garage doors in this area and turn them into little huts so the lemurs can huddle underneath the huts
- There will be plenty of things for the lemurs to climb on, such as vines located throughout the rest of the area
- There will be different kinds of vegetation that will match with the Madagascar theme. There will be bamboo and a lot of grasses on the outskirts.
- New signage will be brought in to describe the animals in their habitat.
- There's going to be a little exhibit that will be at the tip of the area that will be an insect farm.
- Everything that is being changed is to keep with the Madagascar theme.
- In the netting area for the lemurs, that the vines will be around, there will be a stone work, there will be huts and a deck to fit with a fishing town theme in Madagascar.
- The project will be done as quickly as possible to keep everything going at the zoo.
- It would be open to the public by the end of summer.

BOARD QUESTIONS

- Mayor McCartney asked what happened to the sea lions. Mr. Piga said the sea lions were placed at other zoos that could accommodate them.
- Ms. Kapferer asked if the impervious surface is changing as a result of the new exhibit. Mr. Piga said no, it will either be the same or less.
- Ms. Kapferer asked if the exhibit is handicapped accessible. Mr. Piga said yes.

NO PROFESSIONALS QUESTIONS

NO PUBLIC QUESTIONS

GENERAL DISCUSSION

PUBLIC COMMENT

Motion: Chairman Bagoff

Second: Mr. Guarino

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

Klein:	Y	
Mayor McCartney:	Y	

- **PB-24-14 172-174 Main Street LLC**

Block: 83 Lot: 1&5.01 Zone: B-1

172-174 Main Street

The applicant, 172-174 Main Street, LLC, proposes to construct a 3rd floor addition to an existing 2- story building and convert the building to a mixed-use building. The proposed mixed-use building will contain 2,824-SF of office space on the 1st floor and a total of seven (7) residential units on the 2nd and 3rd floor. Additionally, twenty-six (26) existing on-site parking spaces will also be provided.

PRESENTATION

- The attorney for the applicant, Tyler Zeberl, states the applicant is proposing to add a 3rd story addition to an existing 2 story commercial property which is a conditional use within the B1 zone.
- The applicant is seeking C variances relief for 2 existing non comforting bulk variances, rear yard setback, and site coverage.
- The applicant is also seeking C variances relief for the 3rd story where 2 ½ are permitted although they do meet the height requirement
- The applicant representative, Maurice Cox, entered on the record, he was sworn under oath. He testified to the following:
- Mr. Cox is a local to West Orange, has done various projects in West Orange and owns a medical practice on 105 Main Street that serves the community.
- This opportunity was presented to him to rehabilitate a building that was in bad condition. This building will house a large facility, True Ally Medical, which serves the community and any other business as seem fit.
- The proposed use on the ground floor has 2 office spaces, one of which will be occupied by his existing business and the other will be a dedicated office space.

BOARD QUESTIONS

- Mr. Guarino asked what would you say are the conditions that are in bad shape, is it structural. Mr. Cox said structurally the building is perfect. The façade right now is not very good, it's falling apart, the parking is also falling apart, and the sidewalk has two existing trees that is creating a hazard to the sidewalk. The sidewalk is also currently uneven which they will level out and have a nice bush coverage so they could beautify the neighborhood as well.
- Mr. Guarino asked if the building has a water issue in the basement; if there is a basement. Mr. Cox said no, there is no basement. There is just a mechanical room and the building is extremely solid, it was concrete built.
- Mr. Guarino asked is the electrical and HVAC still in working condition. Mr. Cox said everything was in working condition but when they bought the building, they removed everything from the building to start doing the renovations.
- Mr. Guarino asked can this building absorb the weight of an additional floor on top. Mr. Cox said yes.
- Mayor McCartney asked is True Ally moving out of 105 Main into this building or are they setting up a second office. Mr. Cox said no, they will be moving into the building.

105 Main Street will be a satellite office for specific procedures until they find a use for 105 Main Street.

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NO PROFESSIONALS QUESTIONS

PUBLIC QUESTIONS

- Erick Buckley at 8 Edgehill Ct asked per Section 25.241B of the township of West Orange Municipal code, non-conforming use shall not be enlarged or extended, a non-conforming use shall only be changed to conform use and the application is clearly enlarging a non-conforming building which violates the code so if a larger building is approved would it not need to be constructed to conform to the building requirements. Mr. Zeberl said what is permitted in this zone is 2 ½ stories, they are proposing 3 stories which is in conformance with the surrounding neighborhood and they do meet the height requirement.
- Lenny Carr asked if they have seen the 6 ½ foot structure, how far back is it from Llewellyn Park. and the impact it is having on neighbors currently. Mr. Cox said they did take a look at it and they made sure they are not impacting anyone's privacy on that end. There will also be no impact to the park as they are still building on the existing structure that is there.
- Lenny Carr asked why there needs to be a third story. Mr. Cox said it is an overall economic play for the town and they will also be participating in giving a low-income unit in that building.
- Lenny Carr asked have you reached out to the neighbors who this proposed variance is going to directly impact. Mr. Cox said they haven't spoken to anyone personally but they have sent out letters informing them of the proposal and they are available to speak to individuals.
- Lenny Carr asked have you given any thoughts to the precedent setting nature if this variance application is approved. Mr. Cox said they are asking for a small variance and they are trying to assist West Orange in beautifying as organically as possible.
- Donner Uher at 14 Edgehill Rd asked while you were planning and before you bought the building did you stand on the Llewellyn Park side to see how the building impacts my backyard and my neighbors at its current height. Mr. Cox said they are not able to access and drive through the area.

GENERAL DISCUSSION

PRESENTATION

- The architect, Jason Peist, entered on the record, he was sworn under oath and his credentials were accepted by the board. He testified to the following:
- The current building has a dated façade and style.
- What they want to do with the building was to try to rehab the facility they had with the intent to improve the overall quality of the building.
- They are proposing to update the façade. They want to improve the overall appearance of the structure.
- They are adding a 3rd story with the intent not to exceed the 35 feet which is the height limit for this zone. 2 ½ stories are the zoning requirements; they are proposing 3. It is very difficult to do a half story on this structure so they need to add that third story in order to improve the building and help with the development of the structure.
- They are updating the overall look. They are going to be adding some stone, some wood

paneling, and will be working on the structure.

- The main infrastructure is a steel frame and they would be building the third story out of wood; they would add sprinklers to meet the requirements of the code.
- They are within the setback to the side yard from a fire rating standpoint. They exceed the 5 feet minimum for a lot of the fire rating requirements of the exterior walls.
- From a general design standpoint, they are working with the footprint that they were given to best accentuate the building.
- On the side, they are mimicking the second floor and extending the upper level.
- The other side of the building, they are keeping it clean and a little bit more contemporary looking to update the overall look from the dated 1960s look that it had.
- They are adding about 12 feet to the building.
- The proposed façade is consistent with the neighboring properties and recent construction in the area.
- On the first floor, they are reusing the existing staircase and reusing the existing shell, including the structure.
- On one side of the area, it would be Maurice's' tenant's space to themselves and they proposed a second office space on the other side. This way everyone has a decent amount of office space.
- They are adding a lift in the front in which the engineer will go more into for accessibility.
- The second floor is within the existing shell, reusing the existing staircase.
- They have an efficiency unit on one side about 600 square feet.
- They are adding a 2 bedroom on the other side at about 1034 square feet.
- They are adding another 2 bedrooms in the rear at 1100 square feet.
- On the third floor, they will have 4 units.
- They have an efficiency on the right, another efficiency on the bottom left, and two one bedroom.
- With the intent of adding these units, it would really help the probability of the project and allow Maurice to be able to do the work that would be needed to be done on the building to help improve it.
- The third floor does add necessary value to the building and it would be a big improvement to the neighborhood.

BOARD QUESTIONS

- Chairman. Bagoff asked can you add a green roof to the building. Mr. Peist said adding a green roof would trigger a lot of things for the owner to accommodate a green roof.
- Chairman. Bagoff asked where would the mechanicals be for the HVAC. Mr. Peist said there is an existing lower space for it and on the roof, they are putting condenser units for the structure.
- Mr. Guarino asked is there any consideration for charging stations. Mr. Zeberl said there is an electric vehicle space provided.
- Mayor McCartney asked can you clarify, what would be the total height of the building with the additional 12 feet. Mr. Peist said 34'6"
- Mr. Alper asked if one or more of the apartment units be designated as affordable. Mr. Zeberl said one of them is certainly going to be designated as affordable but they would make it to be a condition of approval that they comply with affordable housing requirement so they could figure out the appropriate number.
- Mr. Klein asked what has changed from the April 10, 2024 agenda and the June 6, 2024

set. Mr. Peist said the plan never really changed.

- Mr. Cardoza asked what is the plan for medical waste. Mr. Cox said they have medical bins that is picked up by different parties for medical waste. They do primary care so they don't have a lot of medical waste to get rid of.
- Ms. Kapferer asked is there a design to obscure the view of the mechanicals on the roof. Mr. Peist said yes, this was a conscious choice on their end with the ceiling heights. They kept the second floor a little bit lower so they screen anything that they would have on the rooftop.
- Mr. Klein asked on the April 10th roof plans, it only has 10 condensers, the updated plan has 12 condensers, why do you need the extra 2 condensers. Mr. Peist said they were for the main hallway space.

PROFESSIONALS QUESTIONS

- Mr. Haizel asked what the impact would be if the condensers on the roof would be shifted to the front of the building. Mr. Peist said they tried to work with the existing structure. They have a steel main beam running front to back and they wanted to be close to the steel beam. Once they start going far away from the beam it would impact the structure.
- Mr. Scott asked, on the plan for the first floor it showed that there is an office space and an event space, can you clarify that there is not going to be an event space. Mr. Peist said there isn't an event space; that was updated to just be the office.
- Mr. Scott asked when was the civil engineer engaged for this project. Mr. Cox said they were engaged after the site plan review.

PUBLIC QUESTIONS

- Erick Buckley at 8 Edgehill Ct asked how could you add to a building that doesn't meet the requirements by code and state it's a conforming building, and what is the benefit outside of the owner. Mr. Peist said their intent is to not increase the footprint so they didn't want to make their setbacks worse, that's why they maxed the footprint that they had and tried to not go over the maximum height limit.
- Erick Buckley asked, do you feel that this blends in or conforms to the same look on Main Street. Mr. Peist said if you look across the street, there is newer construction and thinks this is an improvement to what is there.
- Jaime C at 11 Edgehill Rd asked is there a plan to have windows and a balcony on the back wall on the 2nd and 3rd floor. Mr. Peist said there are windows.
- Lenny Carr asked how many mechanicals are there currently to operate the existing floor and how many are we adding because the noise is going to be significant. Mr. Cox said the noise will be significantly reduced since these are smaller units. Additionally, we don't need more than 9 units, there are 12 just in case.
- Lenny Carr asked if there are 9 units or 12 units being proposed. Mr. Cox said they put 9 there just in case they need it.
- Lenny Carr asked of the 9 units being proposed, do you know how much noise it's giving off. Mr. Cox said they didn't do a noise calculation; they are going on based on what they know.
- Lenny Carr asked in the 12 feet extension, is the mechanicals included. Mr. Peist said no, the mechanicals are within the parapet that is 3 feet and included in the 12 feet extension.
- Lenny Carr asked is there anything else that this building does besides the economic improvement for Mr. Cox. Mr. Peist said there is also an aesthetic value to it.
- Jaime C asked, can you give a little bit of clarity on the moving of the units to the front, it

sounded like the architect said “is it really going to be possible”. Mr. Peist said it is possible; it would just involve some changes to the structure.

GENERAL DISCUSSION

PRESENTATION

- The engineer, Donna Bullock, entered on the record, she was sworn under oath and her credential was accepted by the board. She testified to the following:
- The site is 15,176 square feet and located in the B1 zone.
- One of the existing conditions is that the property does slope from the north rear side of the property and slopes to the front of the property onto Main Street.
- The storm water conveyance system exists onsite where the runoff follows from the rear of property, collects into an inlet, the storm water is then conveyed to a series of inlets and storm water management piping to a trench stream and then before it discharges to existing inlets located on Main Street.
- The sanitary sewer end, water service, wasn't currently available for the building.
- In the back of the property, it's highly elevated at elevation 191, so it's not exposing as much of the back of the building as you come forward to look at the size of the building.
- The slope opens up to more exposure to the front side of the building.
- The least exposed portion of the building does face the rear property.
- What the applicant is proposing is a mixed-use building.
- They are constructing a third story for residential use and converting the second story into residential and using the first as commercial.
- The property itself is 195 feet deep and 75 feet wide at the rear and the property width increases as it goes towards Main Street at 80 feet.
- The building is setback approx. 125 feet from the right of way.
- They have provided 13 proposed spaces on the east side and another 11 spaces on the southern side.
- The required parking for the office is 11.3 spaces. For the 5 one-bedroom apartments, there are 9 spaces and for the 2 two-bedroom apartments, there are 4 spaces. The total parking criteria requirement is 24.3 or 25 spaces.
- They are providing one handicap space that's per code. 25 parking spaces or less requires one handicap space.
- They do provide an EV parking space at the southern side of the property.
- They have 22 standard parking stalls for the remainder of the parking lot.
- Due to the EV space, this space counts as 2 spaces so they have the 24 parking stalls plus the one credit for the EV space. They do provide 25 parking spaces so they are in compliance with the zoning ordinance for parking for the proposed uses of the building.
- Adjacent to the handicap parking stall closest to the building, they have provided a handicap lift for accessibility into the upper level, main entrance, and residential units.
- They have one parking stall that is closest to the elevated landing. The maneuverability of the car to pull into that space due to having a loading zone, which no car is required to park in, and having the handicap lift, the person that parks here can pull in and back out and safely turn out onto the street.
- To improve the conditions of the parking lot, they will be milling, repaving, and restriping.
- They are providing a widen access drive width, which is approx. 33 feet from the parking lot onto Main Street.

- They are providing new concrete curve returns that extends from the parking lot and into the right away on Main Street on both sides of the access drive. This is to improve the depressed curb vs. the real curb for the driveway apron to be re-established and have the appropriate depressed curb they need for that.
- On the most southerly corner of the parking lot, they are proposing a site ID sign. It is within the setback criteria of the property, where 15 feet side yard is required, they show 15, and 5-foot setback is required for the sign off the right of way, and they have that.
- The EV parking space offsets the 5-foot minimum requirement from the right of way of the road.
- They do show site triangles for people who are exiting the site, either left or right.
- Looking visually down the street, we see the site triangle does come into the property a little bit but it does not impede anyone's vision. The site triangle for exiting the other way is not on the property at all.
- They are providing trash storage for the residents on the north side of the building. There are trash storage bins.
- On the south side of the property, they are providing a trash storage bin enclosure for the commercial use.
- In terms of landscaping, there are trees that need to be removed that are in the front area of the parking lot within the islands that are disturbing the existing concrete.
- The trees will be removed and the concrete will be replaced along with the concrete apron at the front and sidewalk. They will provide new landscaping in that area keeping in mind there is limited area for planting but they will be glad to put whatever they can around the perimeter of the property.
- They would like to work with the township engineer or planner to discuss what would be most appropriate for the landscaping items.
- As far as a traffic impact statement, they have not conducted a daily trip analysis of the traffic that is coming and going, but they will be glad to do one.
- They can do a comparison of what's there now vs. the now multi-use of the property.
- They would like to designate parking spaces for the tenants.

BOARD QUESTIONS

- Chairman Bagoff stated that Matrix New World Engineering provided a report dated April 13, 2024 and asked if they had a chance to review that report and would you comply with all the requests from the report. Ms. Bullock said she did review it and based on her review there is nothing that they can not comply with; they will do what is required.
- Mr. Guarino asked will the trash be removed by a commercial remover. Ms. Bullock said the intention is that the bins will be brought to the front street for public pickup.
- Mayor McCartney asked if they are asking for variances for parking. Ms. Bullock said no, they meet all the criteria.
- Mayor McCartney asked are you going to consider evergreen across the rear of the building. Ms. Bullock said yes.
- Ms. Scarpa asked if there is an impact on the sewer system. Ms. Bullock said she has done a calculation, the existing sewer capacity based on the two-story commercial use is 660 gallons per day and with the residential uses, the gallons per day doubles that at 1400 gallons per day in the proposed condition so there will be an increase on the system.
- Mayor McCartney asked can the system handle the capacity. Ms. Bullock said she can't answer that now, she would have to know what the components are.

- Mr. Klein asked did you measure the site distance or did you just draw a site triangle line on the paper. Ms. Bullock said the site triangle distance for the west side is 335 feet and it goes into the intersection of the oncoming traffic line, whereas the site triangle on the north side extends 390 feet, so it's calculated per the NJDOT requirements and standard traffic procedures.
- Mr. Klein asked are you able to see that far with the curvature of the road and obstruction in between. Ms. Bullock said yes, what she has to look at is the site triangle distance that is in front of the property and knowing that the sidewalk is clear, knowing that the trees are going to be removed, knowing that the site sign is going to be behind the site triangle. The intention is that no one is to construct anything within this site triangle distance on the property or on the front that would obstruct the view.
- Mr. Klein asked, can you talk about the driveway and the sidewalk across the driveway; do you have a full-height curb. Ms. Bullock said the curb is going to act as on a concrete apron, it's going to be defined to delineate the area of the entryway and between the depressed curb will come up to a full-face curb as it gets into the tangent into the curb on the site where this concrete apron will come from its flushed level to standard, 4-6 inches, and that's where the full-face curb will begin.
- Mr. Klein asked if they needed handicap accessible ramps or detectable warnings on either side. Ms. Bullock said no they do not.
- Mr. Klein asked, can you do some sort of shared parking analysis to show that however many cars are going to be there for the residents, how many are going to leave during the day as the office becomes populated, maybe there is a way to take out a couple of parking spaces so that you could put in some landscaping. Ms. Bullock said she cannot; the traffic engineer would look at the low times of the day, the maximum trips per day, and would do an analysis from Monday through Sunday all day long and they can provide that documentation. In terms of the driveway islands, she thinks more parking onsite would be needed just because of the uncertainties of when residents would have guests over
- Mr. Klein asked, if you are going to put the trash cans out at the curb on pickup day where do you store them in the building. Ms. Bullock said there's an interior storage unit at the side of the building. It blends into the landscaping on the side of the building.
- Chairman Bagoff asked has anyone investigated the storm water management system. Ms. Bullock said no but the intention is that they are going to clean everything out. They are going to do whatever they can to make sure that whatever clog that may be there now, they will clean it out and have it function as its original intention.
- Chairman Bagoff asked, the buildings contiguous to the site, 170 and 176, also seem to have trees on their site that may interfere with the site lines, has anyone evaluated those trees. Ms. Bullock said no but they can see if there's anything in the way of the site triangle through an overlay on some aerials, or look at some photos, or have the client go out to the site.
- Mr. Cardoza asked, for the sidewalk along the walkway by the parking, did you discuss the overgrowth of the vines, some of it looks like it might spill into the parking lot. Ms. Bullock said the intent is that everything will be completely cleared out. If there are weeds overgrowing through cracks on the sidewalks, if there's vines that overhang through the fences, all of that will be taken care of.
- Mr. Cardoza asked, for the EV spot why did you pick that particular spot. Mr. Cox said that the fire chief wanted it to be as far away from the building and close to the curb as possible because once the battery catches on fire, it's very hard for them to battle it.
- Mr. Cardoza asked is there a railing for the handicap lift. Mr. Cox said yes, they have a safety mechanism. Once you go in, the door locks then the machine goes up, it does not

operate if the door is open.

- Mr. Cardoza asked will you have staff maintaining the walkway, especially shoveling snow off the lift. Mr. Cox said yes, they will have a contractor that salts and shovel. This will be in their agreement and will have the liability on them to ensure its always nice and clean.
- Mr. Cardoza asked does the lift have its own power and backup. Mr. Cox said it has its own power and it has its own backup and the emergency cut off is usually right next to the building.
- Mr. Cardoza asked how would you make sure it's only used as intended. Mr. Cox said anyone can use the lift, if kids are playing with the lift is really up to the parent. They can't lock the lift, there is a key, but if you lock the lift then it will be pointless and no one can use it.
- Mr. Cardoza asked, looking at the markings for the light poles, are these all the existing light poles and are there any plans to change anything there. Ms. Bullock said yes, they are but they have no plans to change anything as they meet the criteria of the ordinance.
- Mr. Cardoza asked does the shed door next to the handicap space in the parking lot connect to anything. Mr. Cox said it goes to a utility room and the architect will be changing the location.
- Ms. Kapferer asked, the fence that is located at the road side of the property on Main Street, is that being removed. Ms. Bullock said yes, it is.
- Ms. Kapferer asked, can you describe how a fire truck would access the building. Ms. Bullock said the only way that would be possible is having a fire truck enter head on. There is no way for an emergency vehicle to be able to maneuver especially if the parking spots are filled.

PROFESSIONALS QUESTIONS

- Mr. Haizel asked. the walkways you have on either side of the parking, how wide are they. Ms. Bullock said I can give you an estimate, the setback itself is 6 feet off the property so they're probably 4 feet.
- Mr. Haizel asked is it possible to put wheel stops that would limit how much the cars would overhang over the walkway. Ms. Bullock said they can put car bumper blocks one foot off the curb so that the frontage of the vehicle would not entirely overhang onto the sidewalk.
- Mr. Haizel asked if that going to do anything to the depth, there won't be any cars sticking out the other end into the circulation. Ms. Bullock said no, it will not.
- Mr. Haizel asked if anyone had looked at the potential of doing an ADA ramp across the front of the building. Ms. Bullock said yes, they did look at that, but it would change the access and the configuration of how the building is accessed with the sidewalk.
- Mr. Scott asked if there was a survey performed for you to prepare this site plan. Ms. Bullock said yes, they did an outbound and topographic survey, which is compiled on these drawings.
- Mr. Scott asked if the handicap space meets the ADA requirements with the slopes, based upon the ADA regulations, you cannot have more than 2% slopes in either direction and based on the plan, there's a lot of slopes in the area of the handicap space. Ms. Bullock said yes, it does have an excessive slop and they are going to look into having the cross slope leveled off and they have to work with they have to achieve the requirements.
- Mr. Scott asked, being that you are planning on milling and overlaying the site, you will take that into account and regrade the area of the handicap space. Ms. Bullock said yes that's the plan.

- Mr. Scott asked in terms of the trench drain, are you going to do something to either replace the grates or make sure it goes smoothly? Ms. Bullock said she did note that it was a little bit in disrepair and as part of the clean up of the site, if any of the components that are visible and are in need of repair, they intend on doing that.
- Mr. Scott asked with regard to the apron opening, the apron detail is not consistent with what you showed on the plan, are you planning on doing concrete curb for that little return and then tie into the Belgian block curb. Ms. Bullock said the plan was to transition. Based on her experience that the concrete curb is usually what is represented within most township right of ways and because the site curbing is Belgian block they intend on having that Belgian block curb come out and they will transition from Belgian block to concrete at the property line.
- Mr. Scott asked at the south west edge of the property, there is a wood retaining, it looks like it's in some disrepair, is there any plans to repair or replace that. Ms. Bullock said with site renovations and improvements, if it needs replacement then it will happen.
- Mr. Scott asked can you make sure that the adjacent property isn't utilizing the parking lot given the proximity of both properties. Ms. Bullock said they can do that.
- Mr. Scott asked in regards to the lighting, if you could provide the lighting calculation summary for any proposed lighting, what types of fixtures was used to analyze the lighting and any details of those lights. Ms. Bullock agreed to this.
- Ms. Carballo asked in addition to providing details for the lighting can you also make sure there is no spillage over other properties. Ms. Bullock said yes.
- Ms. Carballo asked do you know if any inspections have been done for sanitary sewer laterals that connects the building to the main. Ms. Bullock said she is not aware of any but they can agree to the letter that requires that the service laterals get confirmed of their service ability.
- Ms. Carballo asked in terms of the apron and crosswalk in front of the driveway, is it possible to provide some grates and also to ensure the crosswalk is 2% or less for ADA compliance and accessibility for pedestrians. Ms. Bullock said yes.
- Ms. Carballo asked is it possible to put the site triangles onto one page to see the both ends with the distances and exactly where the site triangles connect on the opposite side of each line on the center line. Ms. Bullock said yes.
- Ms. Carballo asked have you submitted an application to the county. Ms. Bullock said she is not sure.
- Ms. Carballo asked with regards to the drainage, are the existing roof leaders connecting to the existing drainage system. Ms. Bullock said she believes they are.

PUBLIC QUESTIONS

- Jaime C at 11 Edgehill Rd asked is it your professional opinion that it will be possible to build a 30-foot natural screen behind the building when there is only 6 feet of space from the edge of the building to the fence behind it. Ms. Bullock said she doesn't have an opinion on landscaping, she doesn't think anyone can guarantee a 30-foot-high landscape buffer but they will certainly beautify the rear and side of the building with evergreens and other planting as recommended by the board engineer.
- Heath Shelby at 5 Edgehill Ct asked of the 28 parking slots that is being considered, how many of those would be required for 2 story building. Ms. Bullock said the parking requirement would be reduced and there would be more parking available in abundance of the requirement.
- Heath Shelby asked what kind of system has been thought about to deter people from parking in those spots. Ms. Bullock said on the southerly south side there is an existing

fence, on the rear there is an existing fence, and there is a partial fence on the north side. She has also spoken with the engineer about additional fence on the north side to deter people living in that dwelling to step over and using the parking. Mr. Cox also mentioned usually many commercial buildings have contracts with towing companies and can have signs on the property that says park at your own risk, so for overnight parking they usually know every car in the parking lot. There is also going to be cameras on the property.

- Donna Uher at 1 Edgehill asked how would the fire trucks maneuver in the parking lot if there is an issue there. Mr. Zeberl said they are not proposing any changes to the site layout; the only change is the one-story addition to the building, so nothing they are doing is going to change the circulation of the fire truck as it presently exists.
- Stanley Shapiro at 12 Edgehill Rd asked what impact study has been done about the addition of 7 residential units on a commercial property. Ms. Bullock said as far as a study, they did say they will provide a traffic study based on the comings and goings of the site.
- Stanley Shapiro asked how many parking spots are you anticipating by adding the 7 residential units. Ms. Bullock said the number of parking spaces required for the residential use is 13, the number required for the office use is 11.3, so the total is 24.3 or 25 spaces required. They are providing 24 spaces plus the credit for the EV spot to be 2 spaces so therefore they are providing 25 spaces.
- Stanley Shapiro asked what level of review goes into this. Mr. Zeberl said the town planner has reviewed this application. What the applicant is proposing is a permitted conditional use and the planner has determined they have met the requirements to obtain the conditional use variance.
- Stanley Shapiro asked what is being done to benefit or compensate the neighbors who are sort of losing on this property if the variance is issued. Ms. Bullock said she doesn't have expertise on that.
- Austin Shelby at 5 Edgehill Ct asked, there is a plan to stop the backup of traffic traveling northbound on Main Street, and how are people going to make a left turn out of this property when the southbound lane is packed. Ms. Bullock said that this is an existing entrance, an existing parking lot, and an existing facility. They are not adding a new entrance onto the roadway; they are utilizing something that has been there in the past.

The application has been carried to the March 12, 2025 Planning Board regular meeting without further notice

Meeting adjourned at 10:53 PM.

ADOPTED: 3/12/25



Jamilet Baquerizo Vite
Planning Board Secretary