

RESOLUTION
Of the
PLANNING BOARD OF THE TOWNSHIP OF WEST ORANGE

Heard: July 2, 2025

Case No.PB-25-05

West Orange Board of Education

Mt. Pleasant Elementary School

9 Manger Road

Block 172 Lot 29.01

WHEREAS, pursuant to Municipal Land Use Law N.J.S.A.40:55D-31, the Board heard an application for a proposed capital improvement project by the West Orange Board of Education (“Board of Education”)for construction of certain improvements at the Mt. Pleasant Elementary School, which is Board of Education owned property located at 9 Manger Road, West Orange, New Jersey, said premises being designated on the municipal tax map as Block 172, Lot 29.01, Zone R-4; and

WHEREAS, the Board having heard the presentation and having performed its review pursuant to Municipal Land Use Law N.J.S.A.40:55D-31 hereby makes the following findings of fact and conclusions of law:

1. The Board accepted into evidence the following exhibits:

<u>SUBMISSION ITEM</u>	<u>SIGNED BY</u>	<u>DATE/REVISION</u>
Site Plan (Modular Building: C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9)	Dennis Keenan -French & Parello Associates	5/27/2025

(Paved Playground: C-1, C-2, C-3, C-4 C-5)		
Architectural Plan (T1.1 and T1.2)	Roderick Watkins, AIA - Dicara Rubino	6/9/2025

2. Brian Chewcaskie, Esq. of the law firm Cleary Giacobbe Alfieri Jacobs, LLC represented the Applicant.

3. The Mt. Pleasant Elementary School is owned by the West Orange Board of Education.

4. Dennis F. Keenan, P.E., of French & Parrello, as an Engineering Professional and Kenneth Ross, AIA of Dicara Rubino Architects testified as an Architect Professional on behalf of the Board of Education.

5. The Board of Education seeks to construct a paved playground and modular building with six (6) classrooms on the subject site located at the rear of the Mount Pleasant Elementary School.

6. As the Board of Education is a governmental entity this application for proposed development is not subject to local zoning regulations.

7. The Planning Board's statutory duty pursuant to the Municipal Land Use Law N.J.S.A.40:55D-31 for an application of this type is for "review and recommendation" in conjunction with the West Orange Master Plan.

8. The Board finds that the subject site is a 434,162.52 SF corner parcel with frontage on Manger Road to the south and Ellison Avenue to the west and on the southern third of the site there are two attached school buildings which are occupied by the Mount Pleasant Elementary School.

9. An identified wetlands area is located on the northern end of the site and the extent of the wetlands, and the adjoining 50-foot buffer are illustrated on the plans and demonstrate that none of the proposed development on the site will encroach on the wetlands or the protected buffer.
10. The Applicant proposes to construct a paved playground and modular classroom structure in the northern area of the parcel, located at the rear of the existing buildings (where it is currently unimproved).
11. The proposed modular building and playground area will be accessible from the existing driveway off Ellison Avenue, which will be reconfigured and widened to a width of 20 feet and the existing gate at the driveway entry on Ellison Avenue will be replaced by a new 6-foot gate with two (2) 12-foot-wide swing gates.
12. The proposed modular classroom structure will be constructed on the northern side of the proposed parking area and will be (1) one-story in height, measure 138.2 feet by 6 feet in area and will accommodate six (6) classrooms.
13. The paved playground will be located to the south of the proposed reconfigured driveway off Ellison Avenue.
14. Access to the playground will be from a proposed 4-foot-wide entry gate to be located in the northeastern area, which will be accessible from a crosswalk and sidewalk from the proposed new modular building located further to the north.
15. The proposed development is for pre-kindergarten classrooms.
16. The Township's 2010 Master Plan identified the need for additional classrooms as one of the School District's most pressing needs. By the 2019 Master Plan Update, the District was actively in the process of planning for the addition of pre-

kindergarten space. The development proposed is in response to the need for additional pre-kindergarten classrooms as articulated in the Township's Master Plan.

17. The Board finds that the proposed project and capital improvement consistent with the goals and objectives of the 2019 Master Plan Update.

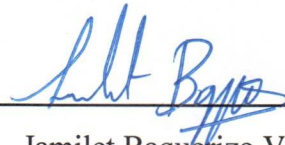
NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of West Orange that it finds the proposed project and capital improvements are consistent with the Township of West Orange Updated Master Plan.

NOW, BE IT FURTHER RESOLVED by the Planning Board of the Township of West Orange that the following recommendations are made with respect to the proposed capital improvements:

1. Additional landscaping should be added to the site (in light of the increase in impervious coverage.)
2. Applicant should submit a security plan to be revised by the Police Department and which the Board urges that security cameras be installed as part of that security plan.
3. The Applicant should work with the Township Engineer such that the walkways from the proposed building to the play area should be made ADA compliant.
4. Basic Phase I testing for ground contamination should be done and the results supplied to the Township Engineer to determine if further soil testing should take place.
5. Adequate lighting on the building, drive aisle and parking lot should be installed.

6. Applicant should comply with the ASTM playground safety standards (ASTM F1487 and ASTM F2373) as pertains to public playground equipment for children ages 2 to 12.
7. Parking for the of staff expected to be working at the new building should be accommodated on site.
8. Applicant shall work with the Township Engineer to shift the crosswalk on Ellison Avenue.

ADOPTED: 7/16/2025



Jamilet Baquerizo Vite
Planning Board Secretary

Vote Action Taken by the Board on July 2, 2025:

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
K. Alper			X			
J. Guarino		X	X			
L. Klein						---
S. McCartney			X			
C. Morgan						---
F. Noborine			X			
W. Wilkes						---
S. Scarpa					----	
J. Cardoza			X			
L. Kapferer			X			
R. Bagoff	X		X			

Vote on Memorialization on July 16, 2025:

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
K. Alper			X			
J. Guarino			X			
L. Klein					---	
S. McCartney		X	X			
C. Morgan						----
F. Norborine						----
W. Wilkes						----
S. Scarpa					----	
J. Cardoza						----
L. Kapferer						----
R. Bagoff	X		X			