

**MINUTES
TOWNSHIP OF WEST ORANGE
PLANNING BOARD MEETING
January 4, 2023 7:30 P.M.**

The Township of West Orange Planning Board held its regular meeting on January 4, 2023 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 February 1, 2023 at 7:30 P.M.**

ROLL CALL

PRESENT: Dr. Robert Bagoff; Mr. William Wilkes; Mr. Ken Alper; Mr. John Cardoza; Mr. Jerry Guarino; Mr. Lee Klein; Mr. Christopher Morgan, Sr.; Councilwoman Susan McCartney; Mr. Peter Smeraldo; Councilwoman Tammy Williams

ABSENT: Mr. Sal Jensen

ALSO PRESENT: Diana P. McGovern, Esq., Planning Board Attorney;
Paul Grygiel, Town Planner;
Mr. John Hess, Board Engineer;
Zayibeth Carballo, Town Engineer
Sarabraj Thapar, Esq., Public Advocate
Jamilet Baquerizo Vite, Acting Planning Board Secretary

ANNUAL REORGANIZATION

- **Chairperson**

- *Chairman Bagoff* handed the gavel over to *Mr. Guarino*, a senior member of the Board for the nominations for Chairperson. *Mr. Jerry Guarino* asked for nomination for the Planning Board Chair.
- *Dr. Robert Bagoff* was nominated by *Mr. Guarino*. There were no other nominations for Chair.

Motion: Mr. Guarino

Second: Mr. Klein

Alper:	Y	Morgan:	Y
Bagoff:	Y	Smeraldo:	Y
Cardoza (Alt.2):	Y	Wilkes:	Y
Guarino:	Y		
Jensen (Alt. 1):	---	Yes: 9	
Klein:	Y		
McCartney:	Y		

Note: After Dr. Bagoff was elected to the Chair position, Mr. Guarino passed the gavel back to him.

- **Vice Chairperson**

- *Chairman Bagoff* nominated *Mr. Wilkes*. There were no other nominations for Vice-Chair.

Motion: Chairman Bagoff

Second: Mr. Cardoza

Alper:	Y	Morgan:	Y
Bagoff:	Y	Smeraldo:	Y
Cardoza (Alt.2):	Y	Wilkes:	Y
Guarino:	Y		
Jensen (Alt. 1):	---	Yes: 9	
Klein:	Y		

- **Board Attorney**
- *Chairman Bagoff* nominated *Ms. Diana P. McGovern* as Planning Board Attorney.

Motion: Chairman Bagoff

Second: Mr. Klein

Alper:	Y	Morgan:	Y
Bagoff:	Y	Smeraldo:	Y
Cardoza (Alt.2):	Y	Wilkes:	Y
Guarino:	Y		
Jensen (Alt. 1):	---	Yes: 9	
Klein:	Y		

- **Planner**
- *Chairman Bagoff* nominated *Mr. Paul Grygiel* as the Town Planner.

Motion: Chairman Bagoff

Second: Mr. Klein

Alper:	Y	Morgan:	Y
Bagoff:	Y	Smeraldo:	Y
Cardoza (Alt.2):	Y	Wilkes:	Y
Guarino:	Y		
Jensen (Alt. 1):	---	Yes: 9	
Klein:	Y		

- **Engineer**
- *Chairman Bagoff* nominated *Mr. John Hess* as the Consultin Engineer for the Planning Board.

Motion: Chairman Bagoff

Second: Mr. Klein

Alper:	Y	Morgan:	Y
Bagoff:	Y	Smeraldo:	Y
Cardoza (Alt.2):	Y	Wilkes:	Y
Guarino:	Y		
Jensen (Alt. 1):	---	Yes: 9	
Klein:	Y		

- **Acting Secretary**
- *Chairman Bagoff* nominated *Ms. Jamilet Baquerizo Vite* as the Acting Board Secretary.

Motion: Chairman Bagoff

Second: Mr. Smeraldo

Alper:	Y	Morgan:	Y
Bagoff:	Y	Smeraldo:	Y
Cardoza (Alt.2):	Y	Wilkes:	Y
Guarino:	Y		
Jensen (Alt. 1):	---	Yes: 9	
Klein:	Y		

- **SPRAB Representative**

- *Chairman Bagoff* nominated *Mr. Lee Klein* as the Site Plan Review Advisory Board's Planning Board Representative. There were no other nominations.

Motion: Chairman Bagoff

Alper:	Y	Morgan:	Y
Bagoff:	Y	Smeraldo:	Y
Cardoza (Alt.2):	Y	Wilkes:	Y
Guarino:	Y		
Jensen (Alt. 1):	---	Yes: 9	
Klein:	Y		

- **SPRAB Alternate**

- *Chairman Bagoff* nominated *Mr. Jerry Guarino* as the Site Plan Review Advisory Board's Alternate Planning Board Representative. There were no other nominations.

Motion: Chairman Bagoff

Alper:	Y	Morgan:	Y
Bagoff:	Y	Smeraldo:	Y
Cardoza (Alt.2):	Y	Wilkes:	Y
Guarino:	Y		
Jensen (Alt. 1):	---	Yes: 9	
Klein:	Y		

MINUTES & RESOLUTIONS

- [12/7/2022 WO PB Draft \(Minutes\)](#)

Motion: Chairman Bagoff

Second: Mr. Cardoza

Alper:	Y	Morgan:	Y
Bagoff:	Y	Smeraldo:	Y
Cardoza (Alt.2):	Y	Wilkes:	Y
Guarino:	Y		
Jensen (Alt. 1):	---	Yes: 9	
Klein:	Y		

APPLICATIONS

- **PB-22-13 West Crescent Realty**
14-16 Northfield Avenue
Block: 17 Lot: 62 Zone: B-1

The applicant seeks to renovate the building into a high-quality mixed-use building, retaining retail/business uses and the warehouse on the ground floor and converting the upper floors into twelve apartments. *(The application will be adjourned to the February 1, 2023 Planning Board Regular Meeting as per the applicant's request)*

Meeting adjourned at 7:50 P.M. by Mr. Guarino. Second by Mr. Klein.

ADOPTED:

Jamilet Baquerizo Vite
Acting Planning Board Secretary