

**MINUTES
TOWNSHIP OF WEST ORANGE
PLANNING BOARD MEETING
February 1, 2023 7:30 P.M.**

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

ROLL CALL

PRESENT: Dr. Robert Bagoff; Mr. William Wilkes; Mr. Ken Alper; Mr. Jerry Guarino; Mr. Christopher Morgan, Sr.; Mayor Susan McCartney; Mr. Peter Smeraldo; Councilwoman Tammy Williams; Mr. Sal Jensen

ABSENT: Mr. Klein & Mr. Cardoza;
Mr. John Hess, Board Engineer;

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

MINUTES & RESOLUTIONS

(Adopted 2/1/2023)

- [West Orange Planning Board Reorganization Resolution 2023](#)

Motion: Chairman Bagoff

Second: Mr. Guarino

Alper:	Y	Morgan:	Y
Bagoff:	Y	Smeraldo:	Y
Cardoza (Alt.2):	---	Wilkes:	Y
Guarino:	Y	Williams:	Y
Jensen (Alt. 1):	---	Yes: 8; Absent: 3	
Klein:	---		
Mayor Susan McCartney:	Y		

- [11-2-2022 WO Planning Board Draft \(Minutes\)](#)

Motion: Chairman Bagoff

Second: Mr. Morgan

Alper:	Y	Morgan:	Y
Bagoff:	Y	Smeraldo:	Y
Cardoza (Alt.2):	---	Wilkes:	Y
Guarino:	Y	Williams:	Y
Jensen (Alt. 1):	---		
Klein:	---	Yes: 8; Absent: 3	
Mayor Susan McCartney:	Y		

- [1-4-2023 WO Planning Board Draft Minutes](#)

Motion: Chairman Bagoff

Second: Mr. Smeraldo

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

Jensen (Alt. 1): ---	
Klein: ---	Yes: 8; Absent: 3
Mayor Susan McCartney: Y	

- PB-22-13 West Crescent Realty**
14-16 Northfield Avenue
Block: 17 Lot: 62 Zone: B-1
Adjournment requested to carry the application to the March 1, 2023 Planning Board Regular Meeting.

Motion: Chairman Bagoff

Second: Mr. Smeraldo

Alper: Y	Morgan: Y
Bagoff: Y	Smeraldo: Y
Cardoza (Alt.2): ---	Wilkes: Y
Guarino: Y	Williams: Y
Jensen (Alt. 1): ---	
Klein: ---	Yes: 8; Absent: 3
Mayor Susan McCartney: Y	

- PB-22-08 Cummings**
2 & 10 Ridge Road
Block: 80.03 Lot: 10&21 Zone: R-1
Adjournment requested to carry the application to the March 1, 2023 Planning Board Regular Meeting.

Motion: Chairman Bagoff

Second: Mayor Susan McCartney

Alper: Y	Morgan: Y
Bagoff: Y	Smeraldo: Y
Cardoza (Alt.2): ---	Wilkes: Y
Guarino: Y	Williams: Y
Jensen (Alt. 1): ---	
Klein: ---	Yes: 7; Absent: 3

Mayor Susan McCartney: Y	
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- PB-22-14 Crest Ridge Realty LLC**
200 Mount Pleasant Avenue
Block: 80.03 Lot: 36 Zone: R-G
Adjournment requested to carry the application to the April 12, 2023 Planning Board Regular Meeting.

Motion: Chairman Bagoff

Second: Mr. Guarino

Alper: Y	Morgan: Y
Bagoff: Y	Smeraldo: Y
Cardoza (Alt.2): ---	Wilkes: Y
Guarino: Y	Williams: Y
Jensen (Alt. 1): ---	
Klein: ---	Yes: 8; Absent: 3
Mayor Susan McCartney: Y	

APPLICATIONS

- PB-23-01 Highlawn, Inc (Courtesy Review)**
1 Crest Drive
Block: 150 Lot: 1, 1.01 & 1.02 Zone: R-1
Construct a second story terrace on the south side of the restaurant, above an existing patio.

PRESENTATION

- Mr. Michael Rubin on behalf of the applicant entered on the record and explained that the property is owned by the County of Essex and that the application is a courtesy review.
There is currently a patio on the south side of the restaurant and the applicant is proposing to construct a second-floor terrace above it. Mr. Rubin introduced Mr. Gregory Comito as the architect of the project, he entered on the record and his credential were accepted by the Board. Mr. Comito stated that that the new addition on the second floor will provide shelter for the open area in the existing patio and will also provide an open space on the second floor for additional dining. He stated that they are adding doors to access the terrace, which will be the principal door, and a secondary door which will be an emergency access door. The new second floor terrace will match the existing design and finishes as the existing building.

BOARD QUESTIONS

- Chairman Bagoff asked if the new addition will be ADA compliance. Mr. Comito said at first that he was not sure if the building has provisions to access the second floor. He later confirmed that the building does have an elevator to the second floor.
- Mayor McCartney asked if the floor will be flush between the interior and exterior. Mr. Comito answered in the affirmative because they want to keep rain water away.

PROFESSIONAL QUESTIONS

- Mr. Grygiel asked how many trees will be removed for this project. Mr. Comito said none are being removed, but there have been two trees removed because they were determined to be dead and not viable.
- Mr. Grygiel asked if any additional landscaping will be done. Mr. Comito said that the landscaping was re-done when the terrace was finished last summer and it will be maintained. He stated that no new plans have been made.

NO PUBLIC ADVOCATE QUESTIONS

PUBLIC QUESTIONS

- Dawn Cascio at 48 Johnson Road asked if the noise from the construction will affect the surrounding neighbors. Mr. Rubin said that the property is so far away from any residential properties, which is why he doesn't think that will be an issue.

NO PUBLIC COMMENT*

Motion: Mr. Smeraldo

Second: Chaiman Bagoff

Alper:	Y	Morgan:	Y
Bagoff:	Y	Smeraldo:	Y
Cardoza (Alt.2):	---	Wilkes:	Y
Guarino:	Y	Williams:	Y
Jensen (Alt. 1):	---		
Klein:	---	Yes: 8; Absent: 3	
Mayor Susan McCartney:	Y		

Meeting adjourned at 8:08PM. by Mr. Guarino. Second by Chairman Bagoff.

ADOPTED:

Jamilet Baquerizo Vite
Acting Planning Board Secretary