

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

The Township of West Orange Planning Board held its regular meeting on August 7 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.

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**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 September 4, 2024 at 7:30 P.M.**

**ROLL CALL**

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

**ABSENT:** Mr. Christopher Morgan, Sr.;

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

**MINUTES & RESOLUTIONS**

6/5/2024 Draft Minutes

**Motion:** Chairman Bagoff

**Second:** Mr. Smeraldo

|               |          |                |             |
|---------------|----------|----------------|-------------|
| <b>Alper:</b> | <b>Y</b> | <b>Morgan:</b> | <b>----</b> |
|---------------|----------|----------------|-------------|

|                         |             |                    |          |
|-------------------------|-------------|--------------------|----------|
| <b>Bagoff:</b>          | <b>Y</b>    | <b>Rutherford:</b> | <b>Y</b> |
| <b>Cardoza (Alt.2):</b> | <b>----</b> | <b>Smeraldo:</b>   | <b>Y</b> |
| <b>Guarino:</b>         | <b>Y</b>    | <b>Wilkes:</b>     | <b>Y</b> |
| <b>Kapferer:</b>        | <b>----</b> |                    |          |
| <b>Klein:</b>           | <b>Y</b>    |                    |          |
| <b>Mayor McCartney:</b> | <b>Y</b>    |                    |          |

### **SWEARING IN**

- The Township Professional(s) sworn in.

### **APPLICATIONS**

- **PB-24-06 410 Main St Holding LLC**  
Block: 113 Lot: 262, 264 & 308  
410 Main Street  
Applicant is proposing a 3-story mixed use development with 12 residential dwelling units above, ground floor parking and commercial space.

### **PRESENTATION**

- As mentioned on the previous meeting, the property is currently vacant.
- Main Street is B2 zoned, to encourage more downtown vibe on a street that is arterial and transit oriented, while there are several commercial uses that are permitted specifically outright in this zone, the governing body and this planning board actually recognized through the master plan and a change in the zoning in 2020 that the mixed-use development that they are proposing should also be considered subject to certain conditions.
- They are seeking several bulk variances for this specific application.
- There have been number of proposals for this site over the years that never made it to the board. But the applicant believes that this application is an appropriate and viable development that will enhance the goals that the planning board have set forth in the master plan for Main Street.
- The applicant is proposing to develop the site with a new three-story mixed-use building that would consist of 12 residential units, above ground floor active storefront use along Main Street and a parking garage in the rear.
- The architect Brittany Klimm entered on the record once again. She submitted updated plans to the board, and they will blend in with the historic character and the traditional elements that are already existing along Main St.
- They have enhanced the facade both Main Street and the Park Dr. N. It will have a more traditional look.
- There haven't been any substantial changes to the plans. The only changes that were made were reflecting the window changes and the locations and the sizes of the windows.

- They are proposing two one bedroom, two one bedroom with den and eight two bedrooms. The one bedroom is 839 square feet, one bedroom with den is 912 square feet and the smallest two-bedroom is 1083 square feet.
- The elevations have been updated. The footprint and height of the building has not been altered, which is 34 foot 4 inches.
- On the ground floor we have 900 square feet of commercial space on the corner of Main Street and Park Dr. N. Then we have a trash room which exits onto Main Street. There will be trash shoot on both upper levels that the tenants will use.
- There is a lower lobby, which comes in off the street and in upper lobby which comes in off the parking garage, as well as some utility space, which is labeled utility storage, but it's not for tenant use, just for building maintenance and within the parking lot we have 13 parking spaces, two of which are EV and handicap.
- They will be bringing down the entry to Main Street, so it'll be much more walkable and much more appealing. The sidewalk is also greatly extended because the building is set back and all the space between the property line and the front of the building is now going to be incorporated in the sidewalk.
- The trash room will be covered with an opaque film, so there won't be any view inside it even though it is a storefront.
- A vehicle exit sign was also added for caution which was recommend by the board.

### **BOARD QUESTIONS**

- Mr. Alper asked if there will be any safety issue by only having one door on the exterior. The architect said that every trash room light design has one door, and the ground level is completely noncombustible.
- Mr. Alper asked if there was any consideration of having a full stairway up to the roof instead of a hatch. The architect said that they will keep the hatch.
- Mr. Alper asked if there has been any consideration of a green roof. The architect said they will have white roof.
- Mr. Smeraldo asked if the building will have sprinklers. The architect said that it will be fully sprinklered.
- Mr. Smeraldo asked if there is slab on the between the 1st floor and 2nd floor. The architect said that it hasn't been fully designed on this project, but the most typical way they will do it is with the concrete slab. The concrete slab will be between the 1st floor to 2nd floor.
- Mr. Wilkes asked what's the set back from the house that's next to it. The architect said that is somewhere around 12 feet.
- Mr. Wilkes asked how many apartments are going to be. The architect said there will be six apartments per floor.
- Mr. Wilkes asked how big the storefront is. The architect said it is 900 square feet.
- Council president Rutherford asked if the property was in the same condition when they purchased it as it was when they demolished. The attorney Mr. Wine answer in the affirmative.
- Council president Rutherford asked what percentage of the property is retail. The architect said he is not sure about the percentage.
- Mayor McCartney asked if there are any affordable units. The architect is not sure about the answer.
- Mayor McCartney asked is there a marketing plan in place for recruiting the retail space.

The architect said that the planner will discuss the types of uses at the retail spaces.

- Chairman Bagoff asked if there will be a bathroom in the retail space. The architect said that it is not part of the current plans, but there certainly will be a bathroom in the retail space.
- Chairman Bagoff asked what is the size of an ADA compliant bathroom. The architect said it is about 7 1/2 by 6 feet.

### **PROFESSIONALS QUESTIONS**

- Mr. Haizel asked is there any reason why the trash room was proposed in the middle of the commercial space and the entry to the building. The architect said it does have to do with connecting to the floors above it. It's very common that the trash shoots are generally near the elevator and the stairs.
- Mr. Hess asked if the trash collection will be done in Park Drive N. The architect said that the trash and recycling will be picked up by a private hauler the collection vehicle will pull up along Main Street. The attendee will roll out the dumpsters for collection, once the refuse collection is complete, the collection vehicle will continue forward along Main St., no turnaround required. Frequency of collection will be two times per week which is pretty standard for multifamily apartment building of this size.
- Mr. Hess asked will there be any audible components on the warning lights. The architect said she does not recall if the unit has audio, but if it is required the applicant will comply.

### **PUBLIC QUESTIONS**

- Susan Lenczyk at 234 Eagle Rock Avenue asked why are we showing trees and not the adjacent building on the plans. Ms. Klimm said that it's an artistic choice to show around the building.
- Ms. Adams at Park Drive South asked how will drivers on Main Street be able to see the warning light especially if they're going northbound on Main Street turning on to park Dr. N. The architect said the light is to warn pedestrians that a vehicle is exiting or entering.
- Ms. Adams asked if the warning lights will be loud enough that a person walking by will hear it. Ms. Klimm said but it will not be loud enough to disturb the neighbors. There are noise ordinances in effect throughout the Township as well as state requirements and any noise emitted from this site, we'll need to comply at the property lines with those requirements.
- Jeanine Scholz at main Street asked if the height is compliant with the requirement. Ms. Klimm answered in the affirmative.

### **PRESENTATION**

- The civil engineer Ali Rangwala entered on the record, he was sworn under oath and his credential were accepted by the board.
- The plans presented were last revised on May 16, 2024 and there have been no change.
- The south setback is 5.22 feet as as the minimum, going up to 5.42 on the west side, on the north west side set back is 8.16, which goes all the way up to 12.32. On the north side 13 feet throughout and then on the east side around 11 1/2 on the on the North East side going down it's about the same on the South.
- The total impervious surface in existing was 3,546 square feet and in the proposed condition it is 10,142 square feet.
- All the slopes are compliant and are constructed to be ADA compliant.
- There is no existing storm water management system. In the proposed condition what

they have designed is they are catching more than 95% of all the storm water and storing it in underground chambers, which is slowly released into the city sewers connected to the existing catch basin on the corner of Parkland Road and Main St. The stormwater system was designed for 100-year storm.

- Most of the existing trees will be removed.
- There are proposing new water, gas and sewer connections.
- They are proposing different sizes of trees including evergreen trees to provide shading. Shrubs are also being proposed, they will be 8 feet in diameter and in height. And Boston ivy along the retaining wall.
- They have tried to comply with the town light requirements.
- They are proposing lighting inside the parking garage.

### **BOARD QUESTIONS**

- Mr. Guarino asked if the outdoor lighting will have any impact on the neighbors. Mr. Rangwala said that the maximum foot candle 0.3, which is below the township requirements.
- Mr. Guarino asked if there will sufficiently lighting around the garage. Mr. Rangwala said that there should be sufficient lighting.
- Council president Rutherford asked if the landscaping on the west side and south side is meant to provide shade between the adjacent properties. Mr. Rangwala answered in the affirmative.
- Council president Rutherford asked how wide is the walkway located on the west side of the building. Mr. Rangwala said it is 5 feet.
- Council president Rutherford asked how wide are the sidewalks on the Main Street side. Mr. Rangwala said they are about 6.3 from the property line.
- Council president Rutherford asked what is the maximum distance from the alarm that you should be able to hear the alarm. Mr. Wine said that they will look at different models to try and maintain compliance with the townships noise requirements at property lines.
- Mr. Wilkes asked how far set back is the garage door. Mr. Rangwala said it is 5.3 feet on the east side and 5.72 on the West side.
- Mr. Klein asked how will the car be oriented when it's exiting. Mr. Rangwala said it will be tilted towards the right.
- Mr. Klein asked if there is enough lighting in that walkway between park Dr. and the rear. Mr. Rangwala said they made sure that they met the lighting requirements at the property line.
- Mr. Smeraldo asked how close is the setback from the south side of the property to the property line. Mr. Rangwala said it is 5.2 feet.
- Ms. Kapferer asked what's the slope at the driveway or the entryway to the garage. Mr. Rangwala said it's 0.5% and 7.8% across longitudinal slope in front of the building entrance and then pretty much the rest of the sidewalk the longitudinal slope is roughly about 16%.
- Ms. Kapferer asked if there is any issue with like ADA compliance with those slopes. Mr. Rangwala said that the steep is existing, so there's nothing that can be done to make it ADA compliant.
- Ms. Kapferer asked if the engineer have a plan at this point for roof drainage. Mr. Rangwala said all of the down spouts from the roof are connected to the stormwater system.

### **PROFESSIONALS QUESTIONS**

- The town engineer Zayibeth Carballo asked regarding the stormwater management plan, she notice that none of the existing stormwater structures along Main Street none of the inverts are provided, is there a way that the invert can be provided so the town knows how deep they are and also since they are going to be tied into the town system and the proposed building is going to be discharging downstream, can the engineer calculate the capacity of the pipe, where they are discharging to. Mr. Rangwala said they are making sure that the discharge from the proposed uh conditions are less than existing conditions.
- Zayibeth Carballo asked if the inspection ports are large enough for the inspections to do the maintenance plan for this underground detention system. Mr. Rangwala will provide a maintenance plan with the stormwater management plan.
- Zayibeth Carballo asked if the underground detention system will be infiltrating into the ground. Mr. Rangwala said they are not using infiltration system.
- Zayibeth Carballo asked if the underground detention system is compromised will be able to be accessible and be repair. Mr. Rangwala answered in the affirmative, it will done through the parking pavement.

### **PUBLIC QUESTIONS**

- Love Gaillara asked how long will construction last. Mr. Rangwala said that it would depend on the applicant and the means and methods that are the contractor would use.
- Love Gaillara asked how will the underground work will affect the surrounding homes. Mr. Rangwala said that he believes that there should not be any interruption to the neighbor's quality of life.
- Ms. Adams at Park Drive South asked if the engineer could review the modernization of some of the infrastructure that they intend to use. Mr. Rangwala said the proposed stormwater will improve the surface flow situation.
- Ms. Adams asked if they are intending to move the gas line to the South. Mr. Rangwala said that they are proposing a new service connection.
- Ms. Adams asked since the propose building will significantly intensify the density of the neighborhood, are there any plans to update or modernize any other parts of infrastructure. Mr. Rangwala said that portions of the sidewalk will be replaced.
- Mr. Bill Mills at park Drive North asked how there's going to be less impact of the runoff. Mr. Rangwala said the proposed stormwater is design for 100 years, they will make sure that the overall flow from the property is less than the existing condition.
- Susan Lenczyk at 234 Eagle Rock Avenue asked if the Boston ivy propose on the retaining wall will spread to the retaining wall in front of the townhouses. Mr. Rangwala said they will maintain the landscaping of the property.
- Susan Lenczyk asked how will the new plantings impact the planting that is already there, would it not make it somewhat crowded. Mr. Wine said the proposed landscaping should have no impact to any of the existing landscaping on the neighbor's property.
- Jasmine Sant'ana at Park Drive South asked if there will be any blasting. Mr. Rangwala said that he believes there will not be any blasting required.
- Jasmine Sant'ana asked if two cars can fit at the garage entrance. Mr. Rangwala said he will defer the question to the traffic engineer, but he believes two cars can fit.
- Jasmine Sant'ana asked if there will be drainage in the garage. Mr. Rangwala answered in the affirmative.

**\*The Application has been carried to the next Planning Board regular meeting on September 4, 2024 without further notice\***

**Meeting adjourned at 11:01PM.**

**ADOPTED:**

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Jamilet Baquerizo Vite  
Planning Board Secretary