

**MINUTES
TOWNSHIP OF WEST ORANGE
PLANNING BOARD MEETING
May 4, 2022 7:30 P.M.**

The Township of West Orange Planning Board held its regular meeting on May 4, 2022, 2022 at 7:30PM 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* asked everyone to stand for the Pledge of Allegiance.

ANNOUNCEMENTS

- The next Planning Board regular meeting will be held **June 1, 2022 at 7:30 P.M.**

ROLL CALL

PRESENT: Dr. Robert Bagoff; Mr. Jerry Guarino;
Mr. Christopher Morgan, Sr.; Mr. Sal Jensen (7:37PM Arrival);
Mr. Ken Alper; Mr. Peter Smeraldo; Mr. William Wilkes;
Council President Susan McCartney; Mr. John Cardoza;
Mr. Lee Klein;

ABSENT: Sarabraj Thapar, Esq., Public Advocate;
Mr. John McNair;
Mr. John Hess, Town Engineer;

ALSO PRESENT: Diana P. McGovern, Esq., Planning Board Attorney;
Spach Trahan (Proxy for Paul Grygiel), Town Planner;
Diana L. Chandler, Acting Planning Board Secretary;
Jamilet Baquerizo Vite, Planning Board Secretary

MINUTES & RESOLUTION

- [George V. Hecker Carriage House Resolution](#)

(Approved 4/6/2022)

Motion: *Chairman Bagoff*

Second: *Mr. J. Guarino*

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

Notes: George V. Hecker Carriage House (36 Ridge Road) which was tabled at the October 6, 2021, was placed back on the active agenda at the April 6, 2022 Regular meeting and was approved for historical distinction by the Board and is now being brought to the Town Council. Resolution for this application was adopted at the May 4, 2022 Regular Meeting.

- [PB 22-01 Pleasantdale Chateau- Draft Resolution](#)

(Approved 4/6/2022)

Motion: *Chairman Bagoff*

Second: *Mr. J. Cardoza*

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

Notes: Application seeking variances in regard to development of a new indoor Conservatory event space and surrounding courtyards to take the place of the outdoor temporary tent previously used was approved with conditions at the April 6, 2022 Regular Meeting and adopted May 4, 2022.

- [Planning Board April 6, 2022 Regular Meeting Minutes](#)

Motion: *Chairman Bagoff*

Second: *Mr. J. Guarino*

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

- **Planning Board April 6, 2022 Executive Session Minutes**

Motion: *Chairman Bagoff*

Second: *Mr. J. Cardoza*

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

SWEARING IN

- The Township Professional *Ms. Spach Trahan (proxy for Paul Grygiel)*, Township Planner was sworn in.

APPLICATIONS/ORDINANCE REVIEW

- **PB 22-02 Mellon Avenue**

Block: 175.13; Lot 3 ; Zone: R-5

Application for Minor Subdivision with No Variances

[PB-22-02---Mellon-Avenue---Bl-175_13-Lot-3-Application-Package-SIGNED](#)

[PB-22-02---Mellon-Avenue---Bl-175_13-Lot-3--Minor-Subdivision](#)

[Plg-Dir-Memo---PB-22-02---Mellon-Avenue---Bl-175_13-Lot-3](#)

- **PB-22-03 Mellon Avenue**

Block: 175.08; Lot: 9&12; Zone: R-5

Application for Minor Subdivision with No Variances

[PB-22-03---Mellon-Avenue-BL17508-LOTS9-12--Application-Package--SIGNED](#)

[PB-22-03---Mellon-Avenue-BL17508-LOTS9-12--Minor-Subdivision--signed](#)

[Plg-Dir-Memo---PB-22-03---Mellon-Avenue---Bl-175_08-Lots-9--12](#)

PRESENTATION

- *Mr. Reginald Jenkins, Esq.* appeared on the record on behalf of the applicant. He then explained that since both applications are so similar, the presentations for applications were being combined.
- *Mr. Leonard Lepore*, Municipal Engineer, *Ms. Zayibeth Carballo*, Assistant Municipal Engineer and *Mr. Kevin Bogerman*, Surveyor were sworn under oath.
- *Mr. Jenkins* gave brief background of applications and each include parcels of Town owned property. In each case the Town has made the determination that there is no particular use to the Town going forward with no compelling interest in keeping as such.
- There are two (2) residents interested into buying both properties.
 - In regards to PB-22-02, *Mr. Brian Lawrence* and *Mrs. Marlena Lawrence* and *Mr. Yaffa Liebman* (of 42 Hoover Avenue) were interested in purchasing. It was also noted by *Mr. Lepore* there are no utilities on these premises.
 - In regards to PB-22-03, Township of West Orange owns Lot 9 and Lot 12 is owned my *Ms. Valerie Ford*. This is a section of Mellon Avenue as per *Mr. Lepore* with no improvements made. Only utility on premises is gas.

BOARD QUESTIONS

- *Mr. J. Guarino* asked for details on the plans for the lots. *Mr. Lepore* said the main plan has to do with the encroachment on lot 6.
- *Mr. C. Morgan* confirmed that he is eligible to vote on application as he is not within 200 feet of the property.
- *Council President S. McCartney* asked about the lots not conforming. To which *Mr. Lepore* answered that they currently have residential structures on one of them but would let them improve home.
- *Mr. S. Jensen* asked for elaboration in regards to each application. *Mr. Lepore* answered that this would be an expansion of the rear yard. To which *Mr. Jensen* asked if there were plans. *Mr. Lepore* said for example if they were to turn into a driveway it would be a stretch.
- *Chairman Bagoff* asked if this will change the tax map. *Mr. Lepore* answered in the affirmative.

NO PUBLIC QUESTIONS

- *Mr. Jenkins* made a statement in regards to the limitations on timing as he is unsure when the sales will be consummated and wants to move cautiously in regards to setting deadlines

PUBLIC COMMENT

- *Mr. John Campanile (202 Swarthmore Drive, Nutley)* made comment on behalf of *Ms. Valerie Ford*
- *Ms. Jane Mettle Gratte (22 Garfield Avenue)* asked if any construction would result in any further water run off and if so, who would be responsible. *Mr. Lepore* said that there is no direct impact but standards they would have to follow but if issue exists already maybe something should be done now. To which *Mr. Jenkins* confirmed that in regards to lot lines all construction will have to work hand in hand with codes.

PB 22-02 Mellon Avenue

Block: 175.13; Lot: 3 ; Zone: R-5

Motion: Chairman Bagoff

Second: Mr. J. Guarino

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

Notes: Application for Minor Subdivision with No Variances was approved at the May 4, 2022 Regular Meeting.

PB-22-03 Mellon Avenue
Block: 175.08; Lot: 9&12; Zone: R-5
Motion: Chairman Bagoff
Second: Mr. J. Cardoza

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

Notes: Application for Minor Subdivision with No Variances was approved at the May 4, 2022 Regular Meeting.

GENERAL DISCUSSION

PUBLIC COMMENT

Meeting adjourned at 8:23pm by *Chairman Bagoff*. Seconded by *Mr. L. Klein*.

ADOPTED:

Diana L. Chandler
Acting Planning Board Secretary