

**MINUTES
TOWNSHIP OF WEST ORANGE
PLANNING BOARD MEETING
June 1, 2022 7:30 P.M.**

The Township of West Orange Planning Board held its regular meeting on June 1, 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 **July 6, 2022 at 7:30 P.M.**
- Executive Director Megan Brill announced WO Downtown Street Fair on **June 4, 2022 at 11:00 A.M.**
- Council President Susan McCartney announced WO Rainbow Coalition Pride Parade on **June 5, 2022 at 11:00 A.M.**

ROLL CALL

PRESENT: Dr. Robert Bagoff; Mr. Jerry Guarino;
Mr. Christopher Morgan, Sr. (7:56PM Arrival); Mr. Sal Jensen;
Mr. Ken Alper; Mr. Peter Smeraldo; Mr. William Wilkes;
Council President Susan McCartney; Mr. John Cardoza;
Mr. Lee Klein; Mr. John McNair

ABSENT: Mr. John Hess, Town Engineer;

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

MINUTES & RESOLUTION

- **PB 22-02 Mellon Avenue** (Approved 6/1/2022)
Block: 175.13; Lot 3 ; Zone: R-5
Application for Minor Subdivision with No Variances.

Motion: *Chairman Bagoff*

Second: *Mr. Peter Smeraldo*

Alper:	Y	McNair:	-----
Bagoff:	Y	Morgan:	-----
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

Application for Minor Subdivision with No Variances

Motion: *Chairman Bagoff*

Second: *Mr. J. Cardoza*

Alper:	Y	McNair:	-----
Bagoff:	Y	Morgan:	-----
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.

- **Planning Board May 4, 2022 Regular Meeting Minutes**

Motion: *Chariman Bagoff*

Second: *Mr. P. Smeraldo*

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

Notes:

SWEARING IN

- The Township Professional *Mr. Paul Grygiel, Township Planner* was sworn in.

APPLICATIONS/ORDINANCE REVIEW

GENERAL DISCUSSION

- Discussion of Cox Zoning and Land Use book

PRESENTATION

- *Diana P. McGovern* appeared on the records and started discussing the Cox Zoning and Land Use book.
- Section 5 discusses Conflict of Interest regarding members of the Planning Board owning property in the 200 square feet from the applicant's address. If the member of the Board is a direct relative or if there is any financial interest in the property, the member needs to excuse themselves from the meeting.
- Powers of the Planning Board pages 1198 to 1199 on the Cox Zoning and Land Use Book.
- *Mr. L. Klein, Board Member* appeared on the record and mentioned that the Planning Board and Zoning Board have a committee called the Site Plan Review Advisory Board (SPRAB) that is made up of a couple of members from the Zoning Board and the Planning Board, Zoning Officer, Health Department Representative, Police, Fire, Town Engineering and Planner.
- The role of this Board is to review major site plans applications before they go to either board. Public is invited but not allowed to comment or ask questions during the SPRAB Meeting. At the end of the meeting *Paul Grygiel* will prepare the minutes that gets uploaded on the Town website.
- Powers of the Zoning Board of Adjustments page 1260 on the Cox Zoning and Land Use Book.
- Resolution is a legal summary that is based on the decision made during the meeting by the Board.
- *Sarabraj Thapar, Esq., Public Advocate* present on behalf of public.

BOARD QUESTIONS
PROFESSIONAL QUESTIONS
PUBLIC QUESTIONS

- John Campanile Jr. (202 Swarthmore Drive, Nutley) asked about how to get access to Resolutions. Diana Chandler and Diana P McGovern answered by saying that the Resolutions once the resolutions are adopted, they are signed and downloaded on to the Township's website.

PUBLIC COMMENT*

Meeting adjourned at 8:20pm by *Mr. W Wilkes*. Seconded by *Chairman Bagoff*.

ADOPTED:

Jamilet Baquerizo Vite,
Acting Planning Board Secretary