

**TOWNSHIP OF WEST ORANGE
PLANNING BOARD
MEETING MINUTES
December 3, 2014**

The Township of West Orange Planning Board held a regular meeting on December 3, 2014 at 7:30 P.M. in Council Chambers, 66 Main Street, West Orange, New Jersey.

Chairman Heller called the meeting to order at approximately 7: 35 P.M. It was announced that notification of this meeting was given to the Township Clerk, and posted on the Township Bulletin Board on November 21, 2013 in accordance with the requirements of the "Open Public Meetings Act".

PRESENT: Chairman Ben Heller, Robert Bagoff, Joanne Carlucci, Tekeste Ghebremicael, Gerald Gurland, Jerome Eben, Council President Susan McCartney, Vice Chairman Ron Weston

ABSENT: Lee Klein, Jason Lester, William Wilkes II

ALSO PRESENT: Paul Grygiel, AICP, PP, Acting Township Planner (7:39 P.M.), Frank Russo, PE, PP, Omland Engineering, Township Consulting Engineer, Patrick J. Dwyer, Esq., Board Attorney, Robin Miller, Board Secretary, Debbie Dillon, Audio-Digital Transcription Service

PLEDGE OF ALLEGIANCE

Chairman Heller requested all persons stand for the Pledge of Allegiance.

ROLL CALL

Robert Bagoff, Joanne Carlucci, Jerome Eben, Tekeste Ghebremicael, Gerald Gurland, Chairman Ben Heller, Lee Klein, Jason Lester, Council President Susan McCartney, Vice Chairman Ron Weston, William Wilkes II

ANNOUNCEMENTS

The next Planning Board regular meeting will be held on January 7, 2015 in Council Chambers at 7:30 P.M.

ADOPT MINUTES

The minutes of the October 1, 2014 meeting were unanimously adopted.
The minutes of the November 5, 2014 meeting were unanimously adopted.

SWEARING IN

Frank Russo, PE, PE, Omland Engineering, Township Consulting Engineer.
Paul Grygiel, AICP, PP, Acting Township Planner (7:39 P.M.)

APPLICATION(S)

PB-14-06/AutoZone Northeast, Inc. Store No. 4744

Block: 60; Lots: 1.01 and 2.01; Zone: B-1

7 Main Street

Preliminary and final major site plan and minor subdivision with "c" variances.

Carried from the July 2, 2014 regular meeting.

DISCUSSION

Francis J. DeVito, Esq., attorney for the Applicant, addressed the Board. He stated the Applicant wanted to build on the site but had encountered several design issues; additionally the property owner had some legitimate concerns with the project. The changes to the site plans the Board requested had been taken into consideration and discussed with AutoZone (Corporate). The entire project had to be re-budgeted. There was a problem with the discharge of storm water in to the City of Orange sewer system; an on-site infiltration system had to be designed. Mr. DeVito advised the Board that all revisions should be ready by the February 2015 meeting; he requested the Application be carried to the January 7, 2015 meeting; and then to the February 4, 2015 meeting for the Application to be heard.

Vice Chairman opined that so much time had lapsed since the last hearing, that in the interest of the Public, the Applicant should re-publish Public Notice in the West Orange Chronicle; Mr. Dwyer concurred.

The Township professionals and Public had no questions or comments.

Mr. DeVito agreed to publish a Public Notice in the West Orange Chronicle indicating the Application would be carried to the February 4, 2015 regular meeting.

Chairman Heller announced the Application would be carried to the January 7, 2015 regular meeting, and then to the February 4, 2015 regular meeting.

PB-14-07/Communication Infrastructure Corporation

Block: 84.01; Lot: 22; Zone: B-2

10 Marcella Avenue

Amended Site Plan.

EXHIBITS

A-1: Sheet Z-1 – Site Plan, prepared by Richard A. Boelter, PE, Powder River Development Services, LLC, last revised November 18, 2013.

DISCUSSION

James K. Pryor, Esq., attorney for the Applicant, advised the Board the Application involved amending a prior approval made by the Board on August 7, 2013 for the installation of two new antennas to an existing tower with ancillary cable equipment to be installed inside an existing building at 10 Marcella Avenue. However, once the equipment was in place it was determined that there was no room inside the existing building and the equipment had been installed inside a

cabinet on a concrete platform outside the existing building; the cabinet met all code requirements. Mr. Pryor said the Applicant was seeking post-approval approval for the equipment cabinet. He indicated he had been in contact with the Township Zoning Official who instructed him to go before the Planning Board to prove that the cabinet was zoning and code compliant.

Denis Keenan, French & Parrello, PE, was sworn in, state his credentials, and accepted by Board to be an expert in engineering. Mr. Keenan said he had visited the site on several occasions; he described the existing conditions on which occupied a steel lattice tower approximately 200 feet in height and an existing equipment building that extended underneath the tower. The property itself was .39 acres; access to the property was off Marcella Avenue. The nearest neighbor to the south of the property was an existing tower; there were no nearby residential uses. Mr. Keenan stated the installed cabinet would not be visible from Mt. Pleasant Avenue due to the change in grade. Referring to Exhibit A-1, Mr. Keenan described the location of the existing cabinet. He said the cabinet was 6 feet, 6 inches high, located on a concrete platform that was 4 feet by 4 feet. Mr. Keenan stated the cabinet did not violate any Township ordinances and did not require variance relief.

Vice Chairman Weston stated the plans were dated from 2013; Mr. Pryor said the plans were correct; it was an administrative issue that made the process take so long to have the Application heard before the Board.

In response to inquiry from Mr. Gurland, Mr. Pryor confirmed that property owners within 200 feet had been noticed.

The Public had no questions for Mr. Keenan.

Mr. Grygiel stated that the Application was indication that the Zoning Official was following the conditions of approval placed on Applicants.

The Board voted on the Application as follows:

Motion: Dr. Bagoff

Second: Chairman Heller

Bagoff:	Yes	Carlucci:	Yes	Eben:	Yes	Ghebremicael:	Yes
Gurland:	Yes	Klein:	Absent	Lester:	Absent	McCartney:	Yes
Weston:	Yes	Wilkes:	Absent	Heller:	Yes		

DISCUSSIONS

DOWNTOWN WEST ORANGE ALLIANCE

Council President McCartney invited all Board members to attend a December 11, 2014 workshop to create a five-year strategic plan for the Downtown Alliance.

GREEN INITIATIVE ORDINANCE

Carried from the November 5, 2014 regular meeting.

DISCUSSION

Chairman Heller asked Mr. Grygiel for an update to the Green Initiative Ordinance discussion introduced at the November meeting. Mr. Grygiel said the Secretary had distributed the Draft Ordinance to the Board but had not yet received any comments.

The Board discussed researching Green Roof and Pervious Pavement Design Standards and Sustainability measures that the Township might adopt. Mr. Russo advised the Board he would like to become involved in the sustainability discussion, as he had recently worked on similar projects in other municipalities.

Mr. Grygiel advised the Board that additionally, the Zoning Ordinance would need to be looked at by the ZORC Committee in the near future; he said he and the Zoning Official had been discussing several issues.

MEETING ADJOURNED at approximately 8:26 P.M.

Minutes adopted January 7, 2015



Robin Miller, Planning Board Secretary
Township of West Orange

**THE NEXT REGULAR MEETING OF THE PLANNING BOARD WILL BE
WEDNESDAY FEBRUARY 4, 2015 AT 7:30 P.M. IN COUNCIL CHAMBERS**