

**TOWNSHIP OF WEST ORANGE
PLANNING BOARD
MEETING MINUTES
December 2, 2015**

The Township of West Orange Planning Board held a regular meeting on December 2, 2015 at 7:30 P.M. in the Council Chamber, 66 Main Street, West Orange, New Jersey.

Chairman Weston called the meeting to order at approximately 7:33 P.M. It was announced that notification of this meeting was given to the Township Clerk, and posted on the Township Bulletin Board on December 11, 2014 in accordance with the requirements of the "Open Public Meetings Act".

PRESENT: Robert Bagoff, Tekeste Ghebremicael, Jerome Eben, Gerald Gurland, Jason Lester, Councilwoman Susan McCartney, Gary B. Wegner, William Wilkes II, Chairman Ron Weston

ABSENT: Joanne Carlucci, Lee Klein

ALSO PRESENT: Patrick J. Dwyer, Esq., Board Attorney, Robin Miller, Board Secretary

PLEDGE OF ALLEGIANCE

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

ROLL CALL

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

ANNOUNCEMENTS

The next Planning Board regular meeting will be held on January 6, 2016 in the Council Chamber at 7:30 P.M.

ADOPT MINUTES

The minutes of the November 4, 2015 regular meeting were unanimously adopted.

RESOLUTION

PB-15-09C/Essex County/Turtle Back Zoo/Gibbons Shade Structure

Block: 163; Lot: 1; Zone: R-1
560 Northfield Avenue
Courtesy Review Application.

DISCUSSION

Mr. Gurland asked if the County was required to resubmit drawings to reflect the recommendations made by the Board. Dr. Bagoff opined the Resolution sufficiently addressed the Board recommendations which included an updated aerial map be submitted with any future application.

Chairman Weston opined the recommendations for approval of the courtesy review application were less binding than the conditions of approval placed on other applications.

The Board voted on the Resolution as follows:

Motion: Chairman Weston

Second: Vice Chairman Bagoff

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

DISCUSSION

Audio-Digital Transcription Service

Chairman Weston announced the Board’s official transcription service, Audio-Digital Transcription Service, (Debbie Dillion), had resigned effective immediately. Mr. Dwyer advised the Board the Township would be seeking a replacement service in the coming year. In the interim, the Board Secretary would be performing the official audio transcription duties utilizing the Township’s audio recording system. He recommended the Board pass a Resolution designating the Township’s system as the official audio transcript of the Board’s proceedings for an unspecified interim period. Councilwoman McCartney asked if the Administration would be submitting a request for proposal to fill the position; Mr. Dwyer said it was his understanding the Administration was preparing a RFP to hire a new transcription service for the next year.

Chairman Weston motioned the Board to authorize the use of the Township’s transcription services to be administered by the Board Secretary as the official transcript for the Planning Board until such time as an alternative transcription services are arranged and formally put in place by the Board.

The Board voted on the Resolution as follows:

Motion: Chairman Weston

Second: Vice Chairman Bagoff

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

DISCUSSION(S)

Planned 2016 Revisions - Rules and Procedures of the Planning Board

Chairman Weston advised the Board that Mr. Grygiel had determined the Rules and Procedures were in need of revision. There had been ordinance changes since the document had been last revised. Mr. Grygiel and Mr. Dwyer would be assisting the Board in revising the Rules and Procedures to assure the document aligned with Municipal Land Use Law. Chairman Weston suggested the Board review the current document and submit any comments to the Board Secretary before the next meeting.

Chairman Weston gave a brief recapitulation of other administrative matters. Mr. Grygiel had advised that by amending the wording in two sentences of the Soil Removal Permit Ordinance, the

loophole could be corrected. Chairman Weston said the ordinance change and other changes would come back before the Board as a "package" of recommendations to present to the Council in the first quarter of 2016.

Open Public Meetings Act

Mr. Dwyer advised the Board to anticipate changes to the Open Public Meetings Act due to the advent of social media. He described some possible changes - once an Application was deemed complete all (Board) communication regarding the Application must take place in public; the use of computers and smartphones on dais not permitted during meetings.

The Board acknowledged the birthday of member Gerald Gurland.

MEETING ADJOURNED at approximately 8:00 P.M.

Minutes adopted January 6, 2016.



Robin Miller, Secretary
Township of West Orange Planning Board

**THE NEXT REGULAR MEETING OF THE PLANNING BOARD WILL BE
WEDNESDAY FEBRUARY 3, 2016 AT 7:30 P.M. IN THE COUNCIL CHAMBER.**