

**TOWNSHIP OF WEST ORANGE  
PLANNING BOARD  
MEETING MINUTES  
August 1, 2018**

The Township of West Orange Planning Board held a regular meeting on August 1, 2018 at 7:30 P.M. in the Council Chamber, 66 Main Street, West Orange, New Jersey.

Chairman Bagoff called the meeting to order at approximately 7:40 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 requested all persons stand for the Pledge of Allegiance.

**ANNOUNCEMENTS**

The next Planning Board regular meeting will be September 5, 2018 in the Council Chamber at 7:30 P.M.

**ROLL CALL**

**PRESENT:** Chairman Robert Bagoff  
John Cardoza  
Captain Michael Keigher  
Council President Susan McCartney  
Kenneth McPherson  
Andrew Trenk  
Vice Chairman Ron Weston

**ABSENT:** Lee Klein  
Gary Wegner  
William Wilkes II

**ALSO PRESENT:** Paul Grygiel, AICP, PP, Township Planner  
Patrick J. Dwyer, Esq., Board Attorney  
Robin Miller, Board Secretary

**ADOPT MINUTES**

The minutes of the June 6, 2018 Planning Board meeting were unanimously adopted.

**SWEARING IN**

Paul Grygiel, AICP, PP, Township Planner

**RESOLUTION(S)**

**REDEVELOPMENT PLAN**

**300 Executive Drive Redevelopment Plan**

Block 155, Lot 42.01

Heyer, Gruel & Associates

**APPROVED 7/11/18**

**DISCUSSION:**

Mr. Dwyer stated the Resolution was based on the revised Redevelopment Plan dated July 13, 2018, which included the requested modifications for Sustainability and Circulation Elements in accordance with the Township’s Master Plan.

The Board voted on the Resolution as follows:

**Motion:** Chairman Bagoff

**Second:** Vice Chairman Weston

Cardoza:	Yes	Wegner:	-
Keigher:	-	Weston:	Yes
Klein:	-	Wilkes:	-
McCartney:	Yes	Bagoff:	Yes
McPherson:	Yes		
Trenk:	Yes		

**APPLICATION(S)**

**PB-18-05C/West Orange Board of Education/West Orange High School**

**Block:** 154, **Lots:** 20.01 & 20.03 and **Block:** 154.18, **Lots:** 10, 11, 12, 13 & 14

**Zone:** R-5

Courtesy Review Application for Weight Room Air Structure Replacement.

**DISCUSSION:**

Salvatore Alfieri, Esq., Cleary, Giacobbe, Alfieri, Jacobs, LLC, appeared on behalf of the Applicant. He stated the Applicant proposed to replace the existing fabric structure.

Anthony Catana, RA, Spiezle Architectural Group, In., was sworn in, stated his professional credentials, and was accepted by the Board to be an expert witness in architecture. He stated the School District proposed to replace the existing air structure that had collapsed last year with a new air structure. The existing structure had been in place for approximately fourteen years; during the last major snowfall of the past year the structure was damaged and could not be re-inflated. It was a fabric structure inflated with air; it was constantly pressurized and air-conditioned. The plan was to remove the old fabric structure and replace it with a new one to include new lighting, mechanical and electrical equipment. The existing foundation, utility service and transformer would remain in place. The new structure would be the same size as the current one; approximately 135 feet long and 75

feet wide for a total of approximately 10,000 square feet, the height of structure was approximately 35 feet. There would be multiple entrances to the structure, he described them as revolving doors; other doors were air locks – used typically to move equipment in or out of the structure. Mr. Catana concluded his testimony.

Council President McCartney asked what circumstances would cause the structure to deflate; was there a warning system. Mr. Catana stated the structure was equipped with built-in sensors that would give advance warning should there be an imminent malfunction, or in the case of potential damaging weather conditions. He stated the new structure had better technology than what was available fifteen years ago. He stated the generator would run 24 hours; there was also a backup system. He stated the inside of the structure contained a weight room, lockers and restrooms.

Captain Keigher voiced concern about potential vandalism; he asked if the fabric structure could be cut, causing deflation. Mr. Catana stated the fabric could be cut but it was very dense; small tears could be patched. It would take an extreme tear to deflate the structure.

Vice Chairman Weston asked if the Applicant had consulted with the Township Fire Department regarding the structure. Mr. Catana stated he did not know if the Fire Department had been contacted; however, the structure was a replacement in-kind. He believed the Fire Department was already familiar with the structure.

Chairman Bagoff asked if access to the new space and restrooms were ADA compliant. Mr. Catana stated the building structure was ADA compliant. He stated the revolving doors were not compliant; however, the air-lock doors were compliant. He stated the structure was all one-level.

Mr. Cardoza asked for clarification regarding the new features and where the access points would be located. Mr. Catana stated the access points would remain the same, the existing concrete pads and walkways would remain, everything else would be new including replacing the existing incandescent lighting to LED fixtures.

Mr. McPherson asked for clarification regarding the technology of the safety features. Mr. Catana explained the safety feature would be triggered if the structure began to lose pressure or if there was any excessive movement to the fabric. If the structure began to oscillate, the system would indicate the structure should be deflated. Normally that would only occur in hurricane or tornado conditions.

Chairman Bagoff asked how long it would take to get everyone safely out of the building in the case of an emergency. Mr. Catana stated that under the worse circumstances, it would take no more than five minutes. He stated that if the fabric had a slight leak it would stay up for quite a while; it would deflate instantly if something fell on the fabric causing a major tear. Should the sensors go off, the internal school authorities would receive telephone

notification. Evacuation drills were the same as regular school drills, they occurred twice monthly.

The Public had no questions for Mr. Catana.

There was no further testimony from the Applicant.

The Public had no comments on the Application.

Chairman Bagoff closed the public hearing; the Board deliberated.

The Board voted on the Application as follows:

**Motion:** Chairman Bagoff

**Second:** Vice Chairman Weston

Cardoza: Yes	Wegner: Absent
Keigher: Yes	Weston: Yes
Klein: Absent	Wilkes: Absent
McCartney: Yes	Bagoff: Yes
McPherson: Yes	
Trenk: Yes	

**DISCUSSION**

Master Plan Reexamination Report 2018

**DISCUSSION:**

Chairman Bagoff stated the Township Council had approved funding for the Master Plan Update. He stated the Board would be moving forward with the Update.

Mr. Grygiel gave a brief overview of the process associated with the Master Plan Update. He stated that several months ago he had prepared a document that identified the Township stakeholders and included a list of tasks for the Board to consider. He stated that some of the tasks the Board consider included to provide ideas for inclusion in the plan, identify problem areas, take photographs, and reach out to other organizations.

Chairman Bagoff briefly described some issues discussed during the 2010 Master Plan Update including mapping and storm water management. He stated many of the townhouse and apartment complexes and golf courses had retention basin systems that had not been maintained over the years; he suggested it was an issue that could be addressed with the property owners during the 2018 Update discussions. Vice Chairman Weston opined the maintenance issue was more of a matter of ordinance; not land use. He voiced concern about including the individual townhouse/condominium communities as stakeholders in the Master Plan process. Mr. Grygiel stated he did not recall meeting with the individual private communities during the previous Update. Chairman Bagoff suggested the possibility of inviting members of the townhouse/golf club communities to public

meetings to discuss the issues and recommend they address the matters internally. He opined it was a function of the Board to relay the issues to the private entities. Council President McCartney stated the rules regarding storm water management had changed since the last Update; she wondered how private communities were updated regarding the information.

Mr. Grygiel stated he had listed the potential stakeholders; the list included the various Township Departments, Commissions and Boards that were included in the last Update. He suggested the Board review the list to determine if any of the entities should be removed or modified, and also determine if any were missing. He stated there were many groups to meet with; he suggested that his firm schedule meetings for the Township entities during regular business hours, during a specific time slot, one after the other. The purpose of those meetings would be for his firm to listen and learn their concerns; ask for their guidance; and request they bring any pertinent information to the Board. His firm would subsequently report their findings to the Board. He stated it was important this first step in the process be done efficiently. Council President McCartney asked if a questionnaire for the stakeholders had been prepared. Mr. Grygiel stated a questionnaire had not yet been prepared; the process was just beginning. He stated that while some questions would be standard, most questions would focus on the individual stakeholder entity; there was not a standard questionnaire.

Mr. Grygiel stated the process would last approximately seven to months, including several phases.

He suggested the Board focus on the larger public meetings including a community “kickoff” meeting to be held near the start of the process to explain to the Public the purpose, scope and requirements of the Master Plan Reexamination and plan element updates; to describe the overall project timeline and opportunities for public involvement; and to solicit initial input from the Public. The next meeting would be an “Open House/Workshop” meeting, to be held a few months into the process. Members of the community would be given the opportunity to comment on the draft plan concepts, with their comments taken into consideration in the preparation of the final document. Chairman Bagoff requested Mr. Grygiel choose a couple of dates either in late September or early October, and work with the Secretary to secure holding the meeting in the West Orange High School cafeteria. Mr. Grygiel suggested the final meeting, the formal Public Hearing, be scheduled for after the new year, this meeting would be held at the end of the process as required by the Municipal Land Use Law.

Mr. Grygiel advised the Secretary would update the contact persons on the list of potential stakeholders. Mr. Trenk suggested that in light of the redevelopment project in the Central Avenue corridor, the stakeholder list include a member of the administration from the City of Orange and New Jersey Transit; as well as a representative of other adjoining municipalities. Vice Chairman Weston opined it was a good idea; however, the stakeholder list should concentrate on those within the Township borders; he did not consider outside

entities stakeholders in the Township's Master Plan. Mr. Grygiel stated the bordering municipalities would be public noticed per statute; yet it was a possibility to contact the planners of surrounding communities in a more informal manner.

Mr. Grygiel reiterated it was important to set concrete dates to begin the process. The Secretary advised the Board the agenda for the October regular meeting was full. Chairman Bagoff suggested scheduling a special meeting sometime in October at either Liberty Middle School or the WOHS.

Chairman Bagoff asked Mr. Grygiel if any other of his firm's clients undertaking the Update process had a social media presence; did they have a separate page on their Town's website. Mr. Grygiel stated his firm was currently working on updating the Master Plan for Millburn and Morris Plains. He stated he would confer with his associate who was working on those updates. Chairman Bagoff asked Mr. Grygiel to investigate the matter for further discussion during the September regular meeting.

The Board discussed some of the issues they reviewed during the 2010 Master Plan Update including recommendations for district zoning changes. They discussed items to include in the new Update: potential changes to zoning districts and uses, environmental issues, best practices for residential design features, potential overlay zone(s) for golf courses, charging stations for electric cars, and marijuana dispensaries. The Board would be reviewing and update the exiting Master Plan Elements including Land Use Recommendations, Economic Development, Historic Preservation Plan Element, Community Facilities, Utilities and Recycling Plan Element, Circulation Plan Element, Housing Plan Element, Open Space and Recreation Plan Element, and Sustainability Element.

Chairman Bagoff suggested Board look at the Rutgers Overlay study done several years ago for the Township. Vice Chairman Weston suggested any studies be considered by Mr. Grygiel before distribution to the entire Board.

**MEETING ADJOURNED** at approximately 8:40 P.M.

Minutes adopted September 5, 2018.



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Robin Miller, Secretary  
Township of West Orange Planning Board

**THE NEXT REGULAR MEETING OF THE PLANNING BOARD WILL BE  
WEDNESDAY OCTOBER 3, 2018 AT 7:30 P.M. IN THE COUNCIL CHAMBER.**