

**TOWNSHIP OF WEST ORANGE  
PLANNING BOARD  
SPECIAL MEETING MINUTES  
March 12, 2019**

The Township of West Orange Planning Board held a Special Meeting on March 12, 2019, 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 7:35 P.M. He announced that notification of the special 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.

**PLEDGE OF ALLEGIANCE**

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

**ANNOUNCEMENTS**

The next Planning Board regular meeting will be April 3, 2019 in the Council Chamber at 7:30 P.M.

**ROLL CALL**

**PRESENT:** Robert Bagoff  
Vice Chairman John Cardoza  
Everett M. Johnson  
Captain Michael Keigher  
Councilwoman Susan McCartney  
Andrew Trenk  
Gary Wegner  
Chairman Ron Weston  
William Wilkes II  
Tammy Williams (7:38 P.M.)

**ABSENT:** Lee Klein

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

**SWEARING IN**

Township Professional(s): Paul Grygiel, AICP, PP, Township Planner

**RESOLUTION(S)**

**Preliminary Investigation and Report**

Proposed Non-Condensation Area in Need of Redevelopment

Block 68, Lot 1

46 Mt. Pleasant Avenue

**APPROVED 3/6/19**

**DISCUSSION:**

Resolution to memorialize recommendation to the Township Council that the Study Area meets the statutory criteria for designation as a non-condemnation area in need of redevelopment per the statutory criteria of the Local Redevelopment and Housing Law (LHRL) N.J.S.A. 40A:12A, et seq.

The Board voted on the Resolution as follows:

**Motion:** Bagoff

**Second:** Trenk

Bagoff:	Yes	Wegner:	Yes
Cardoza:	-	Wilkes:	Yes
Keigher:	Yes	Williams (Alt #1):	Abstain
Klein:	Absent	Johnson (Alt #2):	-
McCartney:	Yes	Weston:	Yes
Trenk:	Yes		

**DISCUSSION**

**Master Plan Reexamination**

Presentations by Paul Grygiel, AICP, PP of Phillips Preiss Grygiel Leheny Hughes LLC regarding purpose, process and scope of the Township's 2019 Master Plan Reexamination, including required sections and topical plan element updates, and data and other relevant information, and by Barbara Davis of The Land Conservancy of New Jersey regarding the Township's 2019 Open Space and Recreation Plan Update, followed by Board and public questions and discussion.

**DISCUSSION:**

Mr. Grygiel began the discussion with a PowerPoint presentation of the Master Plan Reexamination process. He stated that per state law the Master Plan was a policy document adopted by the Planning Board, then sent to the governing body to implement through ordinances. State law dictated the Master Plan be updated every ten year; it also dictated the items the Master Plan address including land use and housing issues. Under state law there were five mandatory components to the Master Plan: problems and objectives in last reexamination; extent to which they had changed; significant changes in assumptions,

policies and objectives; recommendations regarding changes to Master Plan or development regulations; and recommendations regarding redevelopment plans. In addition to the required components, the Master Plan reexamination would include updates to topical plan elements: land use; economic development; historic preservation; community facilities, utilities and recycling; circulation; housing; open space and recreation; and sustainability. Mr. Grygiel stated the Board was just beginning the process; to date his firm had gathered data and prepared mapping and had met with the Board and various Township stakeholders including the Police Department, Fire Department, and various commissions and committees. He stated the next step was to prepare initial concepts and recommendations for the Board to consider and then have additional public meetings in a more informal workshop setting. He stated he would continue the discussion after a presentation of the 2019 Open Space and Recreation Update. He concluded his introduction.

Barbara Heskins Davis, PP, AICP, Vice President Programs, The Land Conservancy of New Jersey was sworn in under oath. She stated the Land Conservancy had prepared the 2010 Open Space and Recreation Plan Update for the Township. She stated the Land Conservancy was working with the Township to prepare a 2019 update; she gave a PowerPoint presentation of the 2019 update that included a recapitulation of the goals of the 2010 Open Space and Recreation Plan. She stated that West Orange was a great partner in open space land preservation. She stated there was a strong movement for public use of open space. She described the process of funding for the State matching grant program. Referencing the Township's Open Space map, she identified existing open space areas in the Township including federal and county lands. She stated Municipal Open Space funding included the acquisition of six properties; a Crystal Lake addition, two Mayapple Hill properties; Mt. Pleasant Avenue Preserve; the Rock; 7 Belgrade Terrace and Wiley Terrace. She stated improvements were made to several Township parks using Green Acres funding. Ms. Davis gave a briefly recapitulation of the Township's Greenway map developed for the 2010 Open Space and Recreation Plan update. She described the focal points of the Greenway map; important elements included the tree landscape and historic resources of the Township. She stated the historic resources defined the character of the Township. Ms. Davis said the process of updating the Open Space and Recreation plan was just beginning; she stated a draft plan should be ready by the end of the summer. Ms. Davis concluded her presentation.

Chairman Weston asked the public if they had questions for Ms. Davis.

The following members of the Public approached the podium to question Ms. Davis:

Kevin Malanga, 57 Ridge Road.

Harvey Grossman, Esq. Public Advocate.

There were no further questions for Ms. Davis.

Mr. Grygiel continued his presentation. He detailed several changes that had occurred since 2010, including changes in the real estate market, the retail market, transportation, and technology. He described demographic changes since 2010. He outlined development activity for the period 2010 through 2018 including the number of building permits issued and various approved development and redevelopment projects. He stated background information to consider included the 2013 Green Infrastructure Feasibility Study, the 2015 Complete Streets Concept Plan, the 2015 Pedestrian Safety Action Plan, the 2016 Master Plan Circulation Element Amendment, the 2017 Downtown West Orange Alliance Design Guidelines, and the 2018 Survey of Older Adults. He detailed the Master Plan topics. The update would discuss land use including existing zoning, economic development, historic preservation, community facilities, utilities and recycling, circulation, housing, open space and recreation, sustainability, and the various Township geographic areas. Mr. Grygiel stated the existing land use map would be updated. He stated the Township had various assets associated with economic development including the Thomas Edison National Historic Park and Turtle Back Zoo/South Mountain Recreation Complex. He said the circulation element would build upon the Township's "Complete Streets" policy and the prior 2016 amendment to the Master Plan circulation element. He stated the 2010 Update included West Orange's first Master Plan Sustainability element; the 2019 update would expand on the sustainability element. He stated the Board would look at geographic areas and discuss neighborhood preservation, and development of the Downtown and Valley corridors. Mr. Grygiel stated the Public could send the Planning Board comments and suggestions via email. Mr. Grygiel concluded his presentation.

The Board and Mr. Grygiel discussed the Master Plan process. In response to Board inquiry, Mr. Grygiel briefly described the difference between the Master Plan and Zoning Ordinance. He stated the Master Plan had no force of law; it was a policy document adopted solely by the Planning Board. The Zoning Ordinance identified the specific law as adopted by the Township Council. The Master Plan was a policy and guiding document to be used by both the Planning Board and Township Council in the land use process. Mr. Grygiel noted that both the Planning Board and Zoning Board had the power to grant variances to the zoning law if those variances met specific criteria; a substantial criterion was the variance would not be a detriment to the Township's Master Plan. Mr. Grygiel advised the Board his firm had already met with several Township entities; information would be compiled within the next month. There would be another community meeting in approximately two months. The entire process would take approximately six to eight months. There was discussion regarding additional components to consider including storm water management, and the Highland train station in the Central Avenue corridor.

The following members of the Public approached the podium to question Mr. Grygiel:

Kevin Malanga, 57 Ridge Road, West Orange.

Gary Van Wyck, 71 Burnett Terrace, West Orange.

Michelle Martin-Looper, 36 Manchester Road, West Orange.

Tez Roro, 24 Hutton Avenue, West Orange.

Monica Perkowski, 17 Bloomfield Way, West Orange.

There were no further questions for Mr. Grygiel.

Mr. Grygiel reiterated there would be approximately two more workshop meetings before presenting the draft 2019 Master Plan Update to the Board at a public meeting to be determined.

**MEETING ADJOURNED** at approximately 8:55 P.M.

Minutes adopted May 28, 2019.



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Robin Miller, Secretary  
Township of West Orange Planning Board

**THE NEXT REGULAR MEETING OF THE PLANNING BOARD WILL BE  
WEDNESDAY JUNE 5, 2019 AT 7:30 P.M. IN THE COUNCIL CHAMBER.**