

**TOWNSHIP OF WEST ORANGE
PLANNING BOARD
MEETING MINUTES
March 6, 2019**

The Township of West Orange Planning Board held a regular meeting on March 6, 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 7:33 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 Weston requested all persons stand for the Pledge of Allegiance.

ANNOUNCEMENTS

There will be a Planning Board special meeting March 12, 2019 in the Council Chamber at 7:30 P.M. regarding the purpose, process and scope of the Township's 2019 Master Plan Reexamination.

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
Everett M. Johnson
Captain Michael Keigher
Lee Klein
Councilwoman Susan McCartney
Andrew Trenk
Gary Wegner
Chairman Ron Weston
William Wilkes II
Tammy Williams

ABSENT: Vice Chairman John Cardoza

ALSO PRESENT: Paul Grygiel, AICP, PP, Township Planner
Patrick J. Dwyer, Esq., Board Attorney
Robin Miller, Board Secretary
Harvey Grossman, Esq., Public Advocate
Susan S. Gruel, PP, Heyer, Gruel & Associates

SWEARING IN

Township Professional: Paul Grygiel, AICP, PP, Township Planner

RESOLUTION(S)

PB-18-04/Jay Maharaj Realty, LLC

Block: 125.03; Lots: 53; Zone: B-1
96-102 Harrison Avenue
Preliminary and Final Site Plan with "C" variances.
Resolution tabled to the 4/3/19 regular meeting.

PB-18-08/Belvedere Homes at West Orange, LLC

Block: 170.03; Lot: 1.09; Zone: R-2
1 Kunz Way
Minor Subdivision
Dismissed Without Prejudice 11/7/18

DISCUSSION:

Chairman Weston recused himself from the voting on the Resolution. He left the dais at approximately 7:37 P.M.

Dr. Bagoff gave a brief recapitulation of the matter; it had been determined the Applicant's Public Notice was defective. The Application was dismissed without prejudice.

The Board voted on the Resolution as follows:

Motion: Dr. Bagoff

Second: Councilwoman McCartney

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

Chairman Weston rejoined the dais at approximately 7:40 P.M.

APPLICATION(S)

None

PRESENTATION/PUBLIC HEARING

Preliminary Investigation and Report

Proposed Non-Condemnation Area in Need of Redevelopment
Block 68, Lot 1
46 Mt. Pleasant Avenue
Presented by Susan S. Gruel, P.P., Heyer, Gruel & Associates

EXHIBITS

A-1: Color photos of interior and exterior of West Orange Library, 46 Mt. Pleasant Avenue, prepared by Heyer, Gruel & Associates.

A-2: Aerial photograph of 46 Mt. Pleasant Avenue outlining portion of Block 68, Lot 1 and portion of Municipal Plaza right-of way; prepared by Heyer, Gruel & Associates.

DISCUSSION:

Susan S. Gruel, PP, Heyer, Gruel & Associates approached the podium and was sworn in under oath. Ms. Gruel stated her professional credentials and was accepted by the Board to be a planner licensed in the State of New Jersey. Ms. Gruel stated the Township Council had authorized the Planning Board to retain her firm, Heyer, Gruel & Associates, to conduct a preliminary investigation to determine if the property identified as Block 68, Lot 1, met the criteria for consideration as an area in need of redevelopment. Ms. Gruel gave a brief recapitulation of the Local Redevelopment and Housing Law (LRHL) governing the redevelopment process. Referring to the 46 Mount Pleasant Redevelopment Study dated February 6, 2019, Ms. Gruel highlighted the key provisions of the study. She stated there were eight (8) criteria used to determine if an area met the statutory requirements to be deemed an area in need of redevelopment. She stated the criteria were identified in the study; only one criterion was necessary to qualify. She stated the study report was prepared specifically to investigate whether the property qualified as a non-condemnation area in need of redevelopment. Ms. Gruel discussed the background information used in preparation of the study, including interviews with Library staff, field inspection of the property, examining existing building department and zoning files, examining existing professional reports prepared for the Library, and research compiled for similar public libraries though out the United States. Ms. Gruel stated the evidence concluded the study area qualified as an area in need of redevelopment under criterion "D"; *areas where buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.* Ms. Gruel concluded her testimony.

The Board questioned Ms. Gruel on her testimony.

Chairman Weston asked the Public if they had questions for Ms. Gruel.

The following members of the Public approached the lectern to question Ms. Gruel:

Harvey Grossman, Esq. Public Advocate

Kevin Malanga, Ridge Road, West Orange

Loren Svetvilas, Prospect Avenue, West Orange

Gerald Sweeney, Oak Bend, West Orange

Mark Meyerowitz, Howell Drive, West Orange

Rosary Morelli, Ralph Road

Joyce Rudin, 38 Woodland Avenue, West Orange

The Public had no further questions for Ms. Gruel.

Chairman Weston asked the Public if they had comments on the redevelopment study.

The following members of the Public approached the lectern and were sworn in under oath:

Harvey Grossman, Esq., Public Advocate

Kevin Malanga, Ridge Road, West Orange

Loren Svetvilas, Prospect Avenue

Rosary Morelli, Ralph Road

There were no further comments from the Public.

Chairman Weston closed the Public hearing. The Board deliberated on the redevelopment study. The Board acknowledged the concerns of the Public. The Board discussed Ms. Gruel's testimony; the Board concluded the findings of the study report for the Proposed Non-Condensation Area in Need of Redevelopment did meet criterion "D" of the criteria as defined in the Local Redevelopment and Housing Law.

The Board voted on the Recommendation as follows:

Motion: Chairman Weston

Second: Dr. Bagoff

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

Chairman Weston announced that due to the lateness of the hour, the scheduled hearing for the Essex Green-Executive Drive Redevelopment Plan would be carried to the April 3, 2019 regular meeting.

MEETING ADJOURNED at approximately 10:06 P.M.

Minutes adopted June 5, 2019.



Robin Miller, Secretary
Township of West Orange Planning Board

**THE NEXT REGULAR MEETING OF THE PLANNING BOARD WILL BE
WEDNESDAY JULY 3, 2019 AT 7:30 P.M. IN THE COUNCIL CHAMBER.**