

**TOWNSHIP OF WEST ORANGE
PLANNING BOARD
MINUTES
December 5, 2012**

The Township of West Orange Planning Board held a regular meeting on December 5, 2012 at 8:00 P.M., in Council Chambers, 66 Main Street.

Chairman Bagoff called the meeting to order at approximately 8:02 P.M. It was announced that notification of this meeting was given to the Township Clerk, the West Orange Chronicle and posted on the Township Bulletin Board on January 4, 2012 in accordance with the requirements of the "Open Public Meetings Act".

Chairman Bagoff requested all persons in attendance stand for the Pledge of Allegiance.

PRESENT: Chairman Bagoff, Joanne Carlucci, Tekeste Ghebremicael, Gerald Gurland, Vice Chairman Ben Heller, Lee Klein, Councilwoman Susan McCartney, Ron Weston

ABSENT: Jerome Eben, Jason Lester, William Wilkes II

ALSO PRESENT: Patrick Dwyer, Esq., Board Attorney
Robin Miller, Board Secretary
Debbie Dillon Audio Transcription Service, LLC

ROLL CALL

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

ADOPT MEETING DATES

Adopt 2013 Planning Board meeting dates.
Tabled from the November 29, 2012 special meeting.

DISCUSSION

The Board changed the July 3, 2013 meeting date to Tuesday July 9, 2013. Beginning in January 2013, the Board agreed to start time of 7:30 P.M. for meetings; additionally it was agreed that no new matters would start after 10:30 P.M.

The Board voted on adopting the 2013 Planning Board meeting dates as follows:

Motion: Chairman Bagoff

Second: Mr. Ghebremicael

Carlucci	Y	Eben	-	Ghebremicael	Y
Gurland	Y	Heller	Y	Klein	Y
Lester	-	McCartney	Y	Weston	Y
Wilkes	-	Bagoff	Y		

ANNOUNCEMENTS

The next regular Planning Board meeting will be held on **January 2, 2013** in Council Chambers, at 7:30 P.M.

RESOLUTION(S)

PB-12-12/Forsons Partners, LLC on behalf of 7-Eleven, Inc.

Block: 172.02; Lot: 8.01; Zone: B-2

955 Pleasant Valley Way

Preliminary and final site plan with bulk variances and soil removal permit for a retail convenience store.

DISCUSSION

Chairman Bagoff gave a brief recapitulation of the Application approved at the November 29, 2012 special meeting.

Chairman Bagoff called for a vote on the Resolution.

The Board voted on the Resolution as follows:

Motion: Chairman Bagoff

Second: Ms. Carlucci

Carlucci	Y	Eben	-	Ghebremicael	-
Gurland	Y	Heller	-	Klein	Y
Lester	-	McCartney	Y	Weston	-
Wilkes	-	Bagoff	Y		

PB-12-14T/Daughters of Israel

Block: 171; Lot: 12; Zone R-2

1155 Pleasant Valley Way

Technical Site Plan for interior renovation of an existing nurses' station.

DISCUSSION

Chairman Bagoff gave a brief recapitulation of the Application approved at the November 15, 2012 Technical Review Subcommittee meeting.

Mr. Gurland requested recusal from voting on Resolution due to familial ties to legal counsel representation for Daughters of Israel. Mr. Gurland left the dais during the vote.

Chairman Bagoff called for a vote on the Resolution.

The Board voted on the Resolution as follows:

Motion: Chairman Bagoff

Second: Vice Chairman Heller

Carlucci	Y	Eben	-	Ghebremicael	Y
Gurland	-	Heller	Y	Klein	Y
Lester	-	McCartney	Y	Weston	Y
Wilkes	-	Bagoff	Y		

PB-12-15T/Daughters of Israel

Block: 171; Lot: 12; Zone R-2

1155 Pleasant Valley Way

Technical Site Plan for a corridor addition and renovation.

DISCUSSION

Chairman Bagoff gave a brief recapitulation of the Application approved at the November 15,

2012 Technical Review Subcommittee meeting.

Mr. Gurland remained absent from the dais during the vote on the Resolution.

Chairman Bagoff called for a vote on the Resolution.

The Board voted on the Resolution as follows:

Motion: Chairman Bagoff

Second: Councilwoman McCartney

Carlucci	Y	Eben	-	Ghebremicael	Y
Gurland	-	Heller	Y	Klein	Y
Lester	-	McCartney	Y	Weston	Y
Wilkes	-	Bagoff	Y		

Mr. Gurland returned to the dais.

PB-12-27T/Justice Welp d/b/a Just Music LLC

Block: 78; Lot 2.02; Zone: OB-1

99 Northfield Avenue

Technical Site Plan to lease space for music studio providing private lessons.

DISCUSSION

Chairman Bagoff gave a brief recapitulation of the Application approved at the November 15, 2012 Technical Review Subcommittee meeting.

Mr. Gurland commented that while he was a member of the Technical Review Subcommittee, he did not attend the November 15, 2012 meeting; he did not vote on the Application. He said that upon reviewing the Application, he saw several pre-existing, non-conforming issues, notably the direction the doors swing. Additionally, he took issue with the quality of the hand-drawn floor plans. He opined that all plans be completed by a New Jersey licensed professional.

Chairman Bagoff instructed the Secretary to request the Zoning Official provide to the Planning Board the requirements for submitting floor plans.

Chairman Bagoff called for a vote on the Resolution.

The Board voted on the Resolution as follows:

Motion: Chairman Bagoff

Second: Mr. Weston

Carlucci	Y	Eben	-	Ghebremicael	Y
Gurland	N	Heller	Y	Klein	Y
Lester	-	McCartney	Y	Weston	Y
Wilkes	-	Bagoff	Y		

PB-12-28T/Rite Aid of New Jersey, Inc.

Block: 114; Lot: 55; Zone: OB-1

262 Main Street

Technical Site Plan for interior renovation and flood damage repair.

DISCUSSION

Chairman Bagoff gave a brief recapitulation of the Application approved at the November 15, 2012 Technical Review Subcommittee meeting.

Chairman Bagoff called for a vote on the Resolution.

The Board voted on the Resolution as follows:

Motion: Chairman Bagoff

Second: Councilwoman McCartney

Carlucci	Y	Eben	-	Ghebremicael	Y
Gurland	Y	Heller	Y	Klein	Y
Lester	-	McCartney	Y	Weston	Y
Wilkes	-	Bagoff	Y		

PRESENTATION(S)

New Legislation (Patrick J. Dwyer, Esq.)

DISCUSSION

Chairman Bagoff advised the Board that due to the recent Hurricane Sandy, the State had new legislation pending that would affect zoning, building and tree removal ordinances. The legislation was to help expedite re-building after the storm.

Mr. Dwyer said Municipal Land Use Law would be relaxed for builders to re-build after Hurricane Sandy. The legislation might have a time limit. Mr. Dwyer said he report back to the Board at the January meeting.

Whole House Generators (Chairman Bagoff)

DISCUSSION

Chairman Bagoff advised the Board he had initiated a discussion regarding the installation of stand-by natural gas generators with Ms. Gary-Adams, Zoning Official and Mr. Tracey, Construction Official. He said he had an upcoming meeting with them on Thursday, December 13, 2013 to discuss working with the over twenty condominium/townhouse complexes in West Orange to help streamline the installation process. Mr. Dwyer will determine if site plans and noticing is required for Condo/Townhouses. Chairman Bagoff said he would report back to the Board at the January meeting.

MEETING ADJOURNED at approximately 8:59 P.M.

Minutes adopted January 2, 2013



Robin Miller, Planning Board Secretary

****THE NEXT REGULAR MEETING OF THE PLANNING BOARD WILL BE
FEBRUARY 6, 2013 AT 7:30 P.M. IN COUNCIL CHAMBERS ****