



# TOWNSHIP OF WEST ORANGE

66 Main Street, West Orange, New Jersey 07052

PLANNING AND DEVELOPMENT

**ROBERT D. PARISI**

*Mayor*

**PLANNING BOARD**

**TEL: (973) 325-4110**

**FAX: (973) 325-6359**

*planningboard@westorange.org*

**Ben Heller, Chairman**  
**Ron Weston, Vice Chairman**  
**Robert Bagoff**  
**Joanne Carlucci**  
**Tekeste Ghebremicael**  
**Gerald Gurland**  
**Jason T. Lester (Mayor's Designee)**  
**Councilwoman Susan McCartney**  
**William Wilkes**  
**Jerome Eben (Alternate #1)**  
**Lee D. Klein (Alternate #2)**

**Patrick Dwyer, Esq., Board Attorney**  
**Robin Miller, Board Secretary**  
**Paul Grygiel, A.I.C.P., P.P., Acting Municipal Planner**  
**Leonard Lepore, P.E., Municipal Engineer**  
**Debbie Dillon, Transcription**

**AGENDA**  
**TOWNSHIP OF WEST ORANGE**  
**PLANNING BOARD MEETING**  
**JANUARY 7, 2015**  
**7:30 P.M.**  
**IN COUNCIL CHAMBERS**

---

**A. NOTICE**

Notice of this meeting was given to the Township Clerk and published in the West Orange Chronicle on December 11, 2014 and was posted on the Township Bulletin Board in accordance with the requirements of the "Open Public Meetings Act." No new matters will start after 10:30 P.M.

**B. PLEDGE OF ALLEGIANCE**

**C. ROLL CALL**

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

**D. ANNOUNCEMENTS**

The next Planning Board regular meeting will be held on **February 4, 2015** in Council Chambers, at **7:30 P.M.**

Per Applicant request, Application **PB-14-06/AutoZone Northeast, Inc.** will be carried to the February 4, 2015 regular meeting.

Per Applicant request, Application **PB-14-25/McKay Brothers, LLC** will be carried to the February 4, 2015 regular meeting.

Mayor Parisi has re-appointed the following members to the Planning Board for the term January 1, 2015 through December 31, 2015: Mrs. Joanne Carlucci and Mr. Jason Lester. Mr. Jerry Eben has been re-appointed Alternate Member No. 1 for the term January 1, 2015 through December 31, 2016.

The Township Council has re-appointed Councilwoman Susan McCartney, for the term January 1, 2015 through December 31, 2015.

**E. ADOPT MINUTES**

December 3, 2014 regular meeting.

**F. SWEARING IN**

The Township Professionals.

**G. ANNUAL REORGANIZATION**

Appoint Chairman  
Appoint Vice-Chairman  
Appoint Transcription Service  
Appoint Board Attorney  
Appoint Board Secretary

**H. RESOLUTION(S)**

**PB-14-07/Communication Infrastructure Corporation**

Block: 84.01; Lot: 22; Zone: B-2  
10 Marcella Avenue  
Amended Site Plan.

**PB-14-27H/Katherine Garrison**

Block: 172.19; Lot: 2; Zone: R-4  
15 Ralph Road  
Home Occupation Childcare.

**PB-13-25/Falcon Associates for South Mountain Realty Associates, LLC**

Block: 168; Lot: 27.02; Zone: B-2  
563 Northfield Avenue  
Amended Site Plan with variances.

**I. APPLICATION(S)**

**PB-14-26/Jersey Pizza, Inc.**

Block: 17; Lot: 5; Zone: B-1  
335 Valley Road  
Jersey Pizza, Inc.  
Preliminary and Final Site Plan with “C” Variance.

**J. DISCUSSION(S)**

Recommendations for Potential Changes to Incorporate Sustainability  
Measures in Zoning and Application Procedures.

**K. MEETING ADJOURNED**

**\*\*THE NEXT PLANNING BOARD REGULAR MEETING WILL BE WEDNESDAY  
FEBRUARY 4, 2015 AT 7:30 P.M. IN COUNCIL CHAMBERS \*\***