

**TOWNSHIP OF WEST ORANGE
PLANNING BOARD
MEETING MINUTES
January 7, 2015**

The Township of West Orange Planning Board held a regular meeting on January 7, 2015 at 7:30 P.M. in Council Chambers, 66 Main Street, West Orange, New Jersey.

Chairman Heller called the meeting to order at approximately 7: 33 P.M. It was announced that notification of this meeting was given to the Township Clerk, and posted on the Township Bulletin Board on December 11, 2014 in accordance with the requirements of the "Open Public Meetings Act".

PRESENT: Chairman Ben Heller, Robert Bagoff, Gerald Gurland, Jerome Eben, Lee Klein
Council President Susan McCartney

ABSENT: Joanne Carlucci, Tekeste Ghebremicael, Jason Lester, Vice Chairman Ron
Weston, William Wilkes II

ALSO PRESENT: Paul Grygiel, AICP, PP, Acting Township Planner, Frank Russo, PE, PP, Omland
Engineering, Township Consulting Engineer, Patrick J. Dwyer, Esq., Board
Attorney, Robin Miller, Board Secretary, Debbie Dillon, Audio-Digital
Transcription Service

PLEDGE OF ALLEGIANCE

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

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 II

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 Robert Parisi has re-appointed the following members to the Planning Board for the term January 1, 2014 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 Council member, Susan McCartney, for the term January 1, 2015 through December 31, 2015.

ADOPT MINUTES

The minutes of the December 3, 2014 meeting were unanimously adopted.

SWEARING IN

Frank Russo, PE, PE, Omland Engineering, Township Consulting Engineer.

Paul Grygiel, AICP, PP, Acting Township Planner

ANNUAL REORGANIZATION

Elect Chairman

Elect Vice-Chairman

Appoint Transcription Service

Appoint Board Attorney

Appoint Board Secretary

Appoint Board Engineer

Appoint Board Planner

DISCUSSION:

Elect Chairman: Ben Heller

The Board voted on the Election as follows:

Motion: Dr. Bagoff

Second: Councilwoman McCartney

Bagoff: Yes	Carlucci: Absent	Eben: Yes	Ghebremicael: Absent
Gurland: Yes	Klein: Yes	Lester: Absent	McCartney: Yes
Weston: Absent	Wilkes: Absent	Heller: Yes	

Elect Vice-Chairman: Ron Weston

The Board voted on the Election as follows:

Motion: Chairman Heller

Second: Mr. Gurland

Bagoff: Yes	Carlucci: Absent	Eben: Yes	Ghebremicael: Absent
Gurland: Yes	Klein: Yes	Lester: Absent	McCartney: Yes
Weston: Absent	Wilkes: Absent	Heller: Yes	

Appoint Board Transcription Service: Debbie Dillon, Audio-Digital Transcription Service.

The Board voted on the Appointment as follows:

Motion: Chairman Heller

Second: Councilwoman McCartney

Bagoff: Yes	Carlucci: Absent	Eben: Yes	Ghebremicael: Absent
Gurland: Yes	Klein: Yes	Lester: Absent	McCartney: Yes
Weston: Absent	Wilkes: Absent	Heller: Yes	

Appoint Board Attorney: Patrick Dwyer, Esq.

The Board voted on the Appointment as follows:

Motion: Dr. Bagoff

Second: Chairman Heller

Bagoff: Yes	Carlucci: Absent	Eben: Yes	Ghebremicael: Absent
Gurland: Yes	Klein: Yes	Lester: Absent	McCartney: Yes
Weston: Absent	Wilkes: Absent	Heller: Yes	

Appoint Board Secretary: Robin Miller.

The Board voted on the Appointment as follows:

Motion: Dr. Bagoff

Second: Chairman Heller

Bagoff: Yes	Carlucci: Absent	Eben: Yes	Ghebremicael: Absent
Gurland: Yes	Klein: Yes	Lester: Absent	McCartney: Yes
Weston: Absent	Wilkes: Absent	Heller: Yes	

Appoint Board Engineer: Frank Russo, P.E., P.P., Omland Engineering Associates, Inc., a Bowman Consulting Company.

The Board voted on the Appointment as follows:

Motion: Chairman Heller

Second: Councilwoman McCartney

Bagoff: Yes	Carlucci: Absent	Eben: Yes	Ghebremicael: Absent
Gurland: Yes	Klein: Abstain	Lester: Absent	McCartney: Yes
Weston: Absent	Wilkes: Absent	Heller: Yes	

Appoint Acting Board Planner: Paul Grygiel, P.P., Phillips Preiss Grygiel LLC.

The Board voted on the Appointment as follows:

Motion: Chairman Heller

Second: Councilwoman McCartney

Bagoff: Yes	Carlucci: Absent	Eben:	Ghebremicael: Absent
Gurland: Yes	Klein: Abstain	Lester: Absent	McCartney: Yes
Weston: Absent	Wilkes: Absent	Heller:	

Councilwoman McCartney advised Chairman Heller the Council had just approved a resolution to extend Mr. Grygiel’s contract as Acting Township Planner for the Township for 2015.

RESOLUTION(S)

PB-14-07/Communication Infrastructure Corporation

Block: 84.01; Lot: 22; Zone: B-2

10 Marcella Avenue

Amended Site Plan.

DISCUSSION

Mr. Grygiel gave a brief recapitulation of the Application approved by the Board at the December 3, 2014 regular meeting.

The Board voted on the Resolution as follows:

Motion: Chairman Heller

Second: Dr. Bagoff

Bagoff: Yes	Carlucci: Absent	Eben: Yes	Ghebremicael: Absent
Gurland: Yes	Klein: -	Lester: Absent	McCartney: Yes
Weston: Absent	Wilkes: Absent	Heller:	

PB-14-27H/Katherine Garrison

Block: 172.19; Lot: 2; Zone: R-4

15 Ralph Road

Home Occupation Childcare.

DISCUSSION

Mr. Grygiel gave the Board a recapitulation of the Application for a Home Occupation Childcare Business for up to five (5) children that had been approved by the Technical Review Subcommittee on December 18, 2014 with the following conditions:

1. Applicant must obtain a Certificate of Continued Occupancy.
2. Applicant agrees to abide by the rules of the West Orange Zoning Ordinance, Chapter 25-9.9 in all home occupation activities as applied.

In response to inquiry from Mr. Eben, Mr. Grygiel confirmed the Applicant stated there would be no more than five children on premises during the hours of operation.

The Board voted on the Resolution as follows:

Motion: Chairman Heller

Second: Dr. Bagoff

Bagoff: Yes	Carlucci: Absent	Eben: Yes	Ghebremicael: Absent
Gurland: Yes	Klein: -	Lester: Absent	McCartney: Yes
Weston: Absent	Wilkes: Absent	Heller: Yes	

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.

DISCUSSION

Mr. Grygiel explained the original Resolution adopted by the Board (April 2, 2014) contained testimony stating the existing building would be "partially demolished ". The Building Department denied permits to the Applicant's contractor because the submitted plans did not match the original Resolution. At the December 18, 2014 Technical Review Meeting, the Applicant appeared before the Committee and stated it would be better to demolish the entire structure rather than partially demolish the existing structure as originally proposed and approved. The Technical Committee agreed that the proposed changes to the plans were not substantial and the result would remain essentially unchanged. There were no changes to the variances. The Committee

agreed to amend the original Board Resolution of April 2, 2014 in Paragraphs 4 and 10 to reflect that the Applicant would remove the existing structure entirely and replace it with a new structure.

The Board voted on the Amended Resolution as follows:

Motion: Chairman Heller

Second: Dr. Bagoff

Bagoff: Yes	Carlucci: Absent	Eben: Yes	Ghebremicael: Absent
Gurland: Yes	Klein: Yes	Lester: Absent	McCartney: Yes
Weston: Absent	Wilkes: Absent	Heller: Yes	

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.

EXHIBITS

- A-1:** Site Plan, Survey and Existing Conditions prepared by Anthony Marucci, PE, LA, dated 9/19/14, revised 12/12/14 (2 sheets);
- A-2:** Proposed Floor Plan, prepared by Peter T. Ricci, AIA, Arkitecture Plus, dated 10/23/14, revised 12/19/14 (1 sheet);
- A-3:** Existing & Proposed Elevations, prepared by Peter T. Ricci, AIA, Arkitecture Plus, dated 10/23/14 (1 sheet);
- A-4:** Color rendering of front building façade, prepared by Peter T. Ricci, AIA, Arkitecture Plus, dated 12/19/14.

DISCUSSION

Mr. Klein requested recusal from participating in the Application hearing; he left the dais at approximately 7:45 P.M.

John Wyciskala, Esq., Inglesino, Wyciskala & Taylor, LLC, attorney for Applicant, addressed the Board; he described the property as it presently existed to be entirely developed with two buildings consisting of an approximately 4,800 and 820 sq. ft. respectively. Previous businesses in the 4,800 sq. ft. building had included an automotive shop and a martial arts studio; it was presently vacant. Currently, Guy's Restaurant, a small Italian restaurant and caterer, occupied the 820 sq. ft. building. The Applicant was not proposing any new improvements or expansion with respect to the buildings. The proposal was to clean up, install a new exterior façade, and subdivide the interior of the 4,800 sq. ft. building into two separate leaseholds, to include an approximately 2,487 sq. ft. Domino's Pizza with seating, and an approximately 2,302 sq. ft. space for future retail use. The only real changes would be to the rear portion of the lot; to provide striping for four vehicles and a garbage dumpster. The property was in common ownership with 14-16 Northfield Avenue, which was Lot 62, also included in the Application. Mr. Wyciskala explained the rear property accessibility was only through the existing driveway on Northfield Avenue; the Applicant has an agreement with the

adjacent property owner for continued access. The Application included variance requests for parking, signage, and a number of other pre-existing site conditions.

Peter T. Ricci, AIA, Arkitecture Plus, was sworn in, stated his credentials, and was accepted by the Board to be an expert in architecture. Mr. Ricci stated he and Mr. Marucci had worked together on the project from its beginning, he was familiar with the site plan. Referring to Exhibit A-1, Mr. Ricci described the existing conditions including an approximately 5,000 sq. ft. vacant building, and adjacent smaller building currently occupied by a restaurant. The larger building would be entirely renovated - both interior and exterior. To the south of the property was a residential property, to the north was the Northfield Avenue/Valley Road downtown intersection; and to the rear of the property was a small triangular area to be developed for employee parking. The proposed renovations to the exterior storefront included eliminating the center entrance and creating two new entrances. The left side of the building for a Domino's Pizza with seating; the right side for a future commercial use. Referring to Exhibit A-2, Mr. Ricci detailed the proposed floor plan for the Domino's space including seating, counter area, cooking, preparation and refrigerator area, patron restroom, office space and employee restroom, and storage area; he noted the plans were conceptual and there might be minor changes. The existing rear door would be replaced with a man door; the front façade renovation would include anodized aluminum storefront windows, new glass doors, a brick façade and stucco finish. There would be a common area in the rear for deliveries; the grade would change for a ramp for ADA compliancy; and the utilities would be installed separately for the two spaces.

In response to question from Mr. Gurland, Mr. Ricci stated that if a railing was required for the rear ramp, it would be code compliant. In response to question from Dr. Bagoff, Mr. Ricci said there would be maximum seating for twenty-five (25), and a maximum of seven (7) employees, two (2) in store at all times and up to five (5) drivers during peak; drivers would utilize the municipal parking lot across Valley Road. Councilwoman McCartney read the WOPD Traffic memo from P/O Chris Jacksic #137, dated December 18, 2014; she said the issue had been discussed at Technical Review and was of concern to the Police Department. Mr. Wyciskala said the issue would be further discussed with Mr. Marucci; however, the Applicant would agree to comply with all noise and idling ordinances as a condition of approval. He said the Applicant anticipated two weekly deliveries of supplies from Domino's and beverage deliveries approximately once every two weeks. Councilwoman McCartney said she was concerned of the ability of a garbage truck to fit behind the property to service the dumpster; Mr. Wyciskala said that Mr. Marucci would also address that issue.

Referring to Exhibit A-3, Mr. Ricci indicated that the rear south side of the building currently had a painted masonry exterior and windows; the windows would be eliminated; the masonry would be cleaned up, sandblasted and repainted an off-white/cream color. The front façade would have two new storefronts including new insulated glass windows and anodized aluminum, signage, a reddish brown brick façade up to a point; the existing stucco finish would be removed and replaced with a masonry finish painted an off-white/cream color.

Mr. Gurland asked if the new brick would be installed over the existing surface or would the existing surface first be removed; Mr. Ricci said he had not yet done a structural analysis of the front wall, however, he did not believe the bricks would adhere to the existing surface; he opined the surface

must be first removed. Mr. Gurland asked for details regarding the existing chimney; Mr. Ricci said the chimney was not currently in use, there was not a furnace in the building, the site plan indicated the chimney was to remain; however, it might be removed if the mechanical plans changed. Mr. Gurland asked how the food exhaust would be vented; Mr. Ricci said code required food exhaust vent must be a minimum 10 feet from the property line; the food exhaust be vented somewhere through the center of the building; he stated it would meet code requirement. Chairman Heller asked the dimensions of the cream-colored (parapet) steps; would the exhaust vents be visible; Mr. Ricci said the parapet set back from the front façade was approximately thirty feet; he opined exhaust vents would not be visible. Mr. Eben advised the Board that he had a longstanding past professional relationship with Mr. Ricci but was able to consider his testimony with impartiality. He asked if Mr. Ricci had read the Downtown West Orange Alliance memorandum, (December 29, 2014); Mr. Ricci answered in the affirmative. Mr. Eben then asked if it was possible to change the color of the proposed anodized aluminum storefront window clear frame to a colored frame; Mr. Ricci said clear anodized was a more contemporary look, the painted anodized finish would fade over time; he opined the clear finish would create a clean look and help attract a good tenant. Mr. Eben asked where the condensers would be located; Mr. Ricci said it would most likely be a split system. The furnace/blower would be inside the building. The condensing unit would be located outside in the rear of the building; two options discussed included installing a shed on the north side of the roof to house the units, or locating them on the ground in the area of the dumpster; the size of the units would be 3 ft. by 3 ft. Councilwoman McCartney asked if there had been any consideration regarding LEED standards for roof renovation; Mr. Ricci said the existing shingled roof would not be changing. He opined that the building would never be a LEED building but would meet all code requirements for energy efficiency. In response to inquiry from Dr. Bagoff, Mr. Ricci said the building would not be sprinklered; it was not code required.

Mr. Ricci discussed the signage details; the Applicant proposed two on the front façade, each would be a maximum of 37.5 sq. ft. The top point of the Domino's sign would be 2.5 feet in height; a variance would be required for sign height. The sign would be internally illuminated and turned off within one hour of store closing.

In response to the comments of the Downtown West Orange Alliance memorandum dated December 29, 2014; Mr. Ricci said gooseneck lighting was not proposed; it would not work with the proposed façade design. Mr. Ricci stated the Applicant agreed to the recommendation that the brick work from the front of the building be carried around the corner to the south side of the building for four feet. Foundation plantings on the south side were not a consideration. Due to the close proximity of the adjoining residential property, some foundation excavation was expected; it was the intent of the Applicant to consult with the homeowner during the renovations. The building color would be off-white; awnings would not be included in the plan.

Mr. Gurland opined that painted anodized aluminum was a poor design choice; he asked if factory baked aluminum was an option; Mr. Ricci said the clear anodized aluminum was the proper choice.

Mr. Grygiel and Mr. Russo had no questions for Mr. Ricci.

Harvey Grossman, Esq., Public Advocate, had no questions for Mr. Ricci.

Kevin Kruse, Downtown West Orange Alliance, asked if the Applicant would consider painting a mural on the south wall of the building; Mr. Ricci opined he liked the idea of a mural but the location would be adjacent to a residential property, not in a commercial zone. Mr. Kruse asked Mr. Ricci to detail the lighting plan for the rear of the property; Mr. Wyciskala advised Mr. Marucci would testify regarding lighting.

Anthony Marucci, PE, PP, Marucci Engineering Associates, LLC, was sworn in, and accepted by the Board to be an expert in engineering and planning. Referring to Exhibit A-1, Mr. Marucci advised the Board his office prepared the Applicant's site plan and survey. He described the existing property conditions which included a small building located to the north and larger building to the south, the area between the buildings was paved 100% impervious coverage. The property was currently vacant; access to the rear would be through a licensing agreement with the property owner of the adjacent buildings on Northfield Avenue. The proposal would allow for four on-site employee parking spaces and a dumpster area; the other rear improvement would be building mounted security lighting for the parking area; a variance was required for parking; twenty-seven (27) spaces required, four (4) proposed. Mr. Marucci stated a Municipal Lot with eighty five (85) spaces was located across the street on Valley Road; he opined that from a planning perspective the parking variance could be granted under a c(1) or c(2) criteria. Mr. Marucci briefly discussed the other pre-existing variance conditions that would remain unchanged including maximum building coverage, lot coverage, sidewalk, and curbing; and additional to parking the other new variances would require aisle width and sign height as described by Mr. Ricci. Mr. Marucci stated the Applicant would comply with recommendations of the WOPD Traffic memo (12/18/14) regarding tractor-trailer deliveries; he did not recommend a mid-block crosswalk at the location; it would be located only 135 feet from the intersection of Valley Road and Northfield Avenue. Mr. Marucci stated the Applicant would comply with the recommendation of the DWOA memo (12/29/14), to purchase two parking permits, and install new concrete sidewalk and curbing. In response to inquiry from Mr. Wyciskala, Mr. Marucci confirmed the schedule and approximate idling time for tractor-trailer deliveries, and the lighting details.

Councilwoman McCartney said she was concerned the rear parking/dumpster area would be too small for a garbage truck to access; Mr. Marucci said it would not be a problem; there was currently collection for the small restaurant; garbage pick-up was early morning prior to heavy traffic. In response to questions from Dr. Bagoff, Mr. Marucci confirmed the dumpster area would be screened, garbage collection schedule was thrice weekly – but if the Health Department deemed it an issue, collection would increase, and there would be bulk recycling. Dr. Bagoff requested clarification on the signage variance, and asked for details regarding the number of available parking spaces in the municipal lot during the day; Mr. Marucci said the signage would be under the c(2) criteria; he stated he had visited the parking lot on numerous occasions and had never observed the lot full. Mr. Eben asked if the Applicant would comply with the recommendation of the DWOA memo (12/29/14) regarding the concrete sidewalk and curbing along Valley Road; Mr. Marucci answered in the affirmative. Chairman Heller requested the tree wells be 4 ft. by 4 ft. and the plantings be anything but pear trees.

Referring to his 1/2/15 review memo, comment #2, Mr. Russo asked who would be using the rear parking area and how often would it be used; Mr. Marucci said it would be used by the full-time employees, it would have very little action during the day in terms of cars entering or exiting. Mr.

Russo stated he would not want the rear area used for Domino delivery vehicles; it was too tight a space.

Harvey Grossman, Esq., Public Advocate, asked for clarification regarding the configuration of the rear parking area, dumpster location and garbage collection.

Kevin Kruse, Downtown West Orange Alliance, asked for clarification regarding the rear parking area, and if there was a curb cut in front of the property for access if parking across the street in the municipal lot. Mr. Marucci said there was not a curb cut; there was not enough space.

There was no further testimony from the Applicant.

Mr. Eben opined the project was a long overdue renovation.

Mr. Eben said it was a long overdue renovation. End as many empty storefronts as possible.

Kevin Kruse, Downtown West Orange Alliance, stated the purpose of the Alliance was to help the Applicant be successful and to ensure the integrity of the corridor. The Alliance was skeptical regarding the testimony that delivery vehicles would use the municipal parking lot instead of idling in front of store on Valley Road.

Judy Prophete, 337 Valley Road, said she was concerned about privacy to the rear of the property; would there be plantings and fence improvements, she asked if there would be noise from the venting, would there be odors from the food exhaust, and would the lighting be an issue at night. Mr. Ricci said he would like to meet with Ms. Prophete to discuss her concerns; he said that there are very strict mechanical and health code requirements; the exhaust would not be on the side of the building adjacent to her property; the security lighting in the rear would be shielded, it would not affect her property. Mr. Marucci said the existing fence would be replaced with a new 6 ft. white PVC privacy fence.

Conditions:

1. The Applicant shall comply with all applicable Township, County, State and Federal laws, ordinances, regulations and directives, including without limitation, obtaining all applicable local, state and federal approvals and/or permits. Without limitation of the foregoing, prior to the signing of the approved site plans, and prior to the commencement of any land disturbance or construction, the Applicant shall submit to this Board, with a copy to the Board Engineer, proof that it has obtained all required governmental approvals.
2. If another governmental entity or agency grants a waiver or variance affecting the plans and/or exhibits submitted by the Applicant, this approval or the conditions attached to it, then the Applicant shall re-apply to this Board respecting the same and this Board shall have the right to view that issue as it relates to this approval and these conditions and modify and amend same, if appropriate.

3. In the event that any other required regulatory approval conflicts with the terms and conditions hereof, or materially alters the same, or the terms and conditions hereof are materially altered by any change in applicable law or regulation other than those municipal regulations for which change is prohibited by the Municipal Land Use Law (MLUL), or in the event Applicant or its successors or assigns construct or attempt to construct any improvement in conflict with or in violation of the terms of this approval, the Board hereby reserves the right to withdraw, amend or supplant the instant approval.
4. All construction, use and development of the property shall be in conformance with the plans approved herein, all representations of the Applicant and its witnesses during the public hearing, all exhibits introduced by the Applicant, and all terms and conditions of this resolution.
5. The Applicant shall pay all outstanding taxes, tax liens, application fees and technical review fees, as well as any inspection fees that may be required hereunder. The Applicant shall pay any additional fees or escrow deposits which may be due and owing within fifteen (15) days of notification or this approval shall be deemed withdrawn.
6. All notes included in the approved plans, including notes required by this Resolution, shall be deemed conditions of approval having the same force and effect as conditions expressly set forth in this Resolution.
7. Applicant to comply with the comments in the review letters from Frank Russo, PE dated January 2, 2015 except for comment #3 regarding installing a crosswalk across Valley Road.
8. Applicant shall also:
 - (i) Install two tree wells measuring 3 1/2' x 5' in front of the building and install (not pear) trees in them;
 - (ii) Install control joints and expansion joints on the new sidewalks in front;
 - (iii) Restrict use of the four parking spaces in the rear to store employees other than deliverymen;
 - (iv) Rear lighting will be turned off one hour after closing;
 - (v) Show ground mounted HVAC on plans;
 - (vi) Comply with all odor regulations, and vent the kitchen exhaust at least 10' away from the property line;
 - (vii) Replace the existing chain link fence with a 6" white PVC privacy fence;
 - (viii) Have a maximum of two tractor trailer deliveries per week;
9. Applicant to comply with the conditions in the Memo from the West Orange Police Department Traffic Bureau dated December 18, 2014 except not install a crosswalk in front of the Premises. The conditions to be complied with are:
 - (i) Tractor trailer delivery trucks shall park facing northbound on Valley Road along the curb line adjacent to the municipal lot;
 - (ii) The hours for delivery shall be after 8:00 p.m. and before 6:00 a.m.;
 - (iii) Vehicles to comply with all local and State noise and idling regulations;

10. Applicant to comply with the comments in the Downtown West Orange Alliance letter dated December 29, 2014, except not install foundation plantings or gooseneck light fixtures. The conditions to be complied with are:

- (i) Purchase two (2) parking permits for the municipal parking lot across the street;
- (ii) Install new sidewalk in front of the premises utilizing expansion and control joints and run out vents subject to the review and approval of the Board’s Consulting Engineer;
- (iii) Install new commercial grade gutters and leaders;
- (iv) Wrap the brick on the front façade around the left side of the building a distance of 4’;
- (v) The parapet wall shall be beige in color;
- (vi) Install a wall mounted light at the rear of the building, which light shall be shielded so as not to spillover onto the adjacent property;

11. Applicant to comply with any affordable housing obligations and/or contributions resulting from this approval.

The Board voted on the Application as follows:

Motion: Dr. Bagoff

Second: Chairman Heller

Bagoff: Yes	Carlucci: Absent	Eben: Yes	Ghebremicael: Absent
Gurland: Yes	Klein: -	Lester: Absent	McCartney: Yes
Weston: Absent	Wilkes: Absent	Heller: Yes	

Chairman Heller announced a brief recess at approximately 9:40 P.M.; he reconvened the meeting at approximately 9:48 P.M.

Mr. Klein returned to the dais at approximately 9:48 P.M.

DISCUSSIONS

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

DISCUSSION

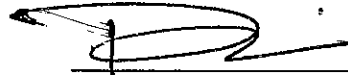
Mr. Grygiel gave a brief recapitulation of his memorandum dated December 17, 2014 regarding potential changes to the Township’s development regulations to incorporate sustainability measures in the application review process. One method would be to incorporate a checklist to allow an applicant the opportunity to consider incorporating the measures into their project design. Compliance would not be mandatory; however, the applicant would be required to state the reason why the measure would not be in to the project design.

Mr. Russo gave a brief recapitulation of excerpts of sustainability measures other municipalities had recently adopted. Mr. Russo advised the Board the sustainability initiatives were briefly discussed at the December 18, 2014 Technical Review meeting; he opined the matter would need further input from the Township officials including Engineering, Construction and Zoning Enforcement.

The Board determined to review Mr. Grygiel's memo and continue the discussion at the February 4, 2015 regular meeting.

MEETING ADJOURNED at approximately 10:20 P.M.

Minutes adopted May 6, 2015



Robin Miller, Planning Board Secretary
Township of West Orange

**THE NEXT REGULAR MEETING OF THE PLANNING BOARD WILL BE
WEDNESDAY JUNE 3, 2015 AT 7:30 P.M. IN COUNCIL CHAMBERS**