

**TOWNSHIP OF WEST ORANGE  
PLANNING BOARD  
SPECIAL MEETING MINUTES  
May 28, 2019**

The Township of West Orange Planning Board held a Special Meeting on May 28, 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 7:30 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.

Chairman Weston requested all persons stand for a moment of silence in memory of Susan Borg, former Township Planning Director.

**PLEDGE OF ALLEGIANCE**

Chairman Weston requested all persons remain standing for the Pledge of Allegiance.

**ANNOUNCEMENTS**

The next Planning Board regular meeting will be June 5, 2019 in the Council Chamber at 7:30 P.M.

**ROLL CALL**

**PRESENT:** Robert Bagoff  
Vice Chairman John Cardoza  
Everett M. Johnson (7:44 PM)  
Lee Klein  
Councilwoman Susan McCartney  
Andrew Trenk  
Gary Wegner  
Chairman Ron Weston  
William Wilkes II  
Tammy Williams

**ABSENT:** Captain Michael Keigher

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

**ADOPT MINUTES**

The minutes of the March 12, 2019 Planning Board special meeting were unanimously adopted.

**SWEARING IN**

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

**RESOLUTION(S)**

**Essex Green-Executive Drive Redevelopment Plan**

Block 155, Lot 40.02; Block 155, Lot 40.03; Block 155, Lot 41.02;  
Block 155, Lot 42.02; Block 155.21, Lot 40

**APPROVED 5/1/19**

The Board voted on the Resolution as follows:

**Motion:** Dr. Bagoff

**Second:** Mr. Trenk

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

**DISCUSSION**

**Master Plan Reexamination**

Presentation by Paul Grygiel, AICP, PP of Phillips Preiss Grygiel Leheny Hughes LLC regarding progress on the Township’s 2019 Master Plan Reexamination, including current status of goals and objectives and overview of potential draft recommendations, followed by Board and public questions and discussion.

**DISCUSSION:**

Mr. Grygiel approached the lectern and addressed the Board. He stated the purpose of the meeting was to provide an update of the current status of the Redevelopment Plan. He gave a brief recapitulation of the March 12, 2019 Master Plan special meeting. Referring to the May 2019 Draft Executive Summary outline of the 2019 Master Plan Reexamination Report, he gave a brief overview of key points, findings, recommendations and other important information to be provided at the outset of the Master Plan document. He identified the five element a reexamination report must include.

Mr. Grygiel summarized the May 2019 draft outline of Problems and Objectives set forth in the 2010 Master Plan Reexamination and Their Current Status. The summary included the extent to which there have been significant changes in assumptions; policies and objectives forming the basis for the Master Plan or development regulations as last revised; specific changes recommended for the Master Plan and development regulations; and recommendations of the Planning Board concerning the incorporation of Redevelopment Plans into the Land Use Element and local development regulations. He stated plan element amendments would include Land Use; Economic Development; Historic Preservation; Community Facilities, Utilities and Recycling; Circulation; Housing; Open Space and Recreation; and Sustainability.

Mr. Grygiel discussed the May 2019 draft summary of Problems and Objectives set forth in the 2010 Master Plan Reexamination and their current status.

Mr. Grygiel gave a brief recapitulation of interviews conducted with representatives of Township of West Orange and Essex County departments and other stakeholders. He stated the purpose of the meetings was to obtain background information on topics to be included in the Master Plan Update. He gave a brief recapitulation of suggestions made by stakeholders regarding the following topics: Land Use/Zoning/Redevelopment; Economic Development; Historic Preservation; Community Facilities/Utilities/Recycling; Circulation; Open Space/Recreation; Sustainability/Environmental; and the Main Street/Valley Area. Mr. Grygiel concluded his discussion.

The Board and Mr. Grygiel discussed his presentation.

Chairman Weston asked the Public if they had questions or comments for Mr. Grygiel.

The following members of the Public approached the lectern to ask questions or comment on the presentation:

Harvey Grossman, Esq. Public Advocate

Kevin Malanga, 57 Ridge Road, West Orange.

The Public had no further questions or comments.

Mr. Grygiel discussed his recommendation for the next step in the Master Plan process. He stated he the next step should be drafting the framework for a timeline to complete the Reexamination Plan. He stated he could have a draft prepared by the July regular meeting. He suggested holding another public meeting sometime in September to discuss the issues/topics that really needed to be addressed. He stated that in the interim, he would work with the Board Secretary to put the Reexamination information on the Township website.

**MEETING ADJOURNED** at approximately 9: 20 P.M.

Minutes adopted June 18, 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.**