

**TOWNSHIP OF WEST ORANGE
PLANNING BOARD
MEETING MINUTES
October 2, 2019**

The Township of West Orange Planning Board held a regular meeting on October 2, 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 7:35 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

The next Planning Board regular meeting will be October 2, 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
Tammy Williams
William Wilkes II

ABSENT: John Cardoza

ALSO PRESENT: Paul Grygiel, AICP, PP, Township Planner
John Hess, PE, PP, CME, CME Associates, Board Consulting Engineer
Elaine Berkenwald, Esq., Board Attorney
Robin Miller, Board Secretary
Harvey Grossman, Esq., Public Advocate

ADOPT 2020 MEETING DATES

SWEARING IN

Township Professionals:

Paul Grygiel, AICP, PP, Township Planner
John Hess, PE, PP, CME, CME Assoc., Board Consulting Engineer

RESOLUTION(S)

PB-19-03/Zufall Health Center, Inc.

Block: 88; Lots: 29 & 31 Zone: OB-2
43-45 Mount Pleasant Avenue & 47-49 Mt. Pleasant Avenue
Preliminary and Final Major Site Plan with “c” Variances and Lot Consolidation.

The Board voted on the Resolution as follows:

Motion: Chairman Weston

Second: Dr. Bagoff

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

APPLICATION(S)

PB-19/04/Prism Capital Partners, LLC

Block: 115; Lot: 15; Zone: E-MR 55 Lakeside Avenue Preliminary and Final Site Major Site Plan with “c” variances and Tree Removal Permit Application.

EXHIBITS:

- A-1: Overall aerial.
- A-2: 20 stacked townhomes.

DISCUSSION:

First witness:

Francis Regan, Esq. and Steve Powers, PE
Described existing conditions and proposed improvements to the site. Part of larger Barton Press parcel. Columbia Street to the east. Parking spaces including ADA as required. Outdoor patio, and surrounding property will be a retaining wall. Slopes to east. Solid waste will be curbside. Drainage patterns are the same. Described proposed drainage. Concrete swale will be separated. Major development. Open space, would be exceeding the minimum by 20%. Fire protection for entire premises. Sanitary line – to tie in to existing on Babcock Street. Utility pole to be put underground. Gas connection via Babcock Street. Lighting keeping 15 feet maximum height as required by the redevelopment plan. Reviewing Mr. Hess comments: any suggestions made to be discussed. 6 comments to address: Phase 2A – 9/6/19 memo from CME. Review #1. Item #5, reduction in peak storm water – not supported by hydrology report. Will change soil. Item #10 – monitoring levels

will remain. Not aware of any issues. Off-site ground water. Item #16, handicap ramp – area has no pedestrian activity – will not build a ramp to nowhere. Babcock is not proposed to be extended. #23 – grading plan along western side facing Columbia Street. Maintenance issue – terrace it out. Fencing is proposed all along the perimeter. Existing trees to remain and addition of more trees to create significant screening. #32 – utility plan all lines will be located underground. Allow one utility pole. Current overhead electric. Keeping the lot, these are for sale condominiums. One hundred plus is proposed for the future. First phase of two phase development. Waiver from environmental impact study. 9/1/19 memo, full environmental impact study not warranted. The property was already developed. Planner is supporting waiver. 7/11/19 memo from fire chief, fire lanes, markings and signage. Ladder truck able to traverse, move the fire hydrant. Requested emergency snow removal plan.

Board Questions:

Councilwoman McCartney states nothing needs to be investigated, just monitored.

Chairman Weston – site has been evaluated. Property owner well was installed due to offsite contamination. Fifteen foot light poles, complies with redevelopment plan.

Captain Keigher states only access is through Babcock Place. Twenty units, part of larger group, affordable housing component is not in this group.

Mr. Klein talked about total parking spaces would be fifty. Each unit has a garage, and then the additional ten.

Mr. Johnson asked about the cost of overhead line, excavation, disruption, does not have definitive cost amount. Chain link fence height, perimeter fence is still chain link, front fence. Dry cleaning southwest of the property. Elevated level,

Public Advocate, no issues regarding potable water.

Next Witness:

Paul DeVitto, LLA Stonefield Engineering & Design.

Tree Removal Plan, 6/26 tree inventory, 52 trees on site 53% were invasive – trees overtake properties. Preserve 16 trees, removal of 36 trees. Replace 8 major. Small size of site, opted to go with minor trees. Rendering of landscape plan. Stabilize stream. Plantings will grow to a decent size. Along Babcock Place, evergreen shrubs. Discussed with the Town Forester regarding privacy and buffer. 365 day screening for residents. Existing in poor condition. Provide soil stabilization. 9/18 memo from John Linson.

Board Questions:

Chairman Weston asked about not following strict ordinance requirement. Are there places off Babcock that would benefit from shade trees? Could offsite trees be contributed in lieu of on site? Add shade trees immediate to the property.

No questions from professionals, public advocate or the public.

Next Witness:

John Corak, traffic engineer.

Babcock Place, single family residential, only connection is Main Street. It is a dead end street. Sidewalks on both sides, across street there is no sidewalk for the properties. IT threshold is 100 trips. Twenty units does not generate 100 trips. At critical peak, 4 trips. RSIS 50 total parking spaces. 20 garage, 20 driveway, 10, and 20 first come, first serve. No parking on Babcock Place, no changes to Babcock Place.

Board Questions:

Mr. Klein asked about parking restrictions on Babcock Place. No parking hours. Street is 30 feet wide. Required to put in cul de sac? Proposal is completely separate. Willing to finish sidewalks to the end to connect the three lots. Applicant would consider installing sidewalks.

Councilwoman McCartney asked for clarification re: vehicles from Babcock to Main Street.

Mr. Trenk stated there is no plan for connectivity

Dr. Bagoff asked about traffic calming devices. Mr. Corak said it was not warranted.

Public Questions:

Member of Public Aida Hoo, Babcock Place.

Residential development, not commercial. 30 feet wide, typical for residential. Width is sufficient.

Next Witness:

Angelo Alberto, AIA, PP, City Invincible

Talked about the floor plan, building plan, elevations. 3D studies with unique building in state of NJ, stacked townhouse. Both units 10 building foot prints. 1st floor units are all handicapped adaptable. Garage, can also accommodate trash cans. Lower unit has 2 bedrooms 1500 square feet. 2nd floor level has 300 square feet and 3 bedrooms on second floor. Townhouses are sprinklered.

Elevations - contemporary style – sustainability checklist. Have not selected all systems. Efficiency intention to use sustainable materials and systems. No rooftop gardens. Light roof materials are being considered. Fire official memo – full fire smoke detection system will comply. Will comply with NJ code. Building height is 41 feet. 25 foot landscape buffer around the entire site. 6 to 12 ft offset – Site constraints. 4 ft. decorative aluminum. Nature of site no significant detriment. Rebuild older sites is sustainable. Setback is sufficient. Significant amount of landscaping.

Board Recommendations:

Conditions: Phase 2A, 2B part of single family association as part of the redevelopment plan. Applicant agree to exterior colors Edison lofts project.

No Public comment.

Deliberated. Increasing storm water management, issue with use, big building for the site. Applicant will present final material selections per Downtown guidelines. Plant trees offsite. Compliance with Hess – issue with artwork, review with Planner – no signage. Light colored roof – LEED list – fire chief letter – storm water maintenance plan -

The Board voted on the Application as follows:

Motion: Chairman Weston

Second: Dr. Bagoff

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

MEETING ADJOURNED at approximately 10:15 P.M.

Minutes adopted November 6, 2019.