

**TOWNSHIP OF WEST ORANGE
PLANNING BOARD
MEETING MINUTES
February 5, 2020**

The Township of West Orange Planning Board held a regular meeting on February 5, 2020 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 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 March 4, 2020 in the Council Chamber at 7:30 P.M.
- Application PB-19-10/Perez, that was scheduled to be heard at this meeting, has requested to be carried over and adjourned to the Planning Board meeting scheduled for Wednesday March 4, 2020 at 7:30 P.M.

ROLL CALL

PRESENT:

Dr. Robert Bagoff
Mr. Everett Johnson – 7:46PM
Mr. Lee Klein
Councilwoman Susan McCartney
Mr. Peter Smeraldo Jr.
Mr. Gary Wegner
Chairman Ron Weston
Mr. William Wilkes II
Mrs. Tammy Williams

ABSENT:

Mr. Andrew Trenk

ALSO PRESENT:

Paul Grygiel, AICP, PP, Township Planner
Patrick J. Dwyer, Esq., Attorney
Sean McCauley

SWEARING IN

- Mr. Smeraldo was sworn in by Mr. Dwyer as a new Planning Board member
- Mr. Grygiel was sworn in to give testimony

RESOLUTION

PB-19-08C/Essex County/TBZ/Conservation Pavilion

Approved by Roll Call vote as follows:

Motion: Dr. Bagoff

Second: Mrs. Williams

Bagoff: Yes	Wilkes: Absent for Application
Johnson (Alternate): Yes	Williams: Yes
Klein: Yes	Chairman Weston: Yes
McCartney: Yes	7 yes; 1 absent; 1 ineligible
Trenk: Absent	
Wegner: Yes	

APPLICATION(S)

1. **PB-19-09/732 Eagle Rock Avenue, LLC**
Block: 177; Lot: 26; Zone: R-4 732 Eagle Rock Avenue
Seeking minor subdivision and variance approvals to create two lots

Discussion:

- Will **Mr. Smeraldo** be disqualified from hearing Application
- **Mr. Dwyer:** no.

Mr. James M. Parisi, Attorney for Applicant:

- Applied for a continuance
- **Chairman Weston** Granted
- Application will be carried to March 4, 2020. Applicant is required to notify remaining neighbors; no further posting in paper will be necessary.

DISCUSSION

Review Sample Sustainability and Cannabis Land Use Ordinances for West Orange

- Chairman Weston: introduced Mr. Grygiel
- **Mr. Grygiel:** researched examples of ordinances pertaining to topics of electric cars/stations; solar arrays; green roofs; findings not yet distributed

Electric Vehicle Charging:

- **Mr. Grygiel:** gave the example that Westfield requires new developments include charging infrastructure; same in Maplewood
- New development at 535 Northfield Ave in West Orange has installed charging stations

Questions:

Mr. Bagoff:

- Recommended an expert engineer present on the subject

Mrs. Williams:

- Comments that these coming ordinances are expected from a real estate perspective

Chairman Weston:

- Requested Mr. Grygiel circulate his memo

Solar Arrays:

- **Mr. Grygiel:** researched examples to see what standards should be adopted

Questions:

- **Councilwoman McCartney:** commented regarding a previous effort at Town Hall

Green Roofs:

- Mr. Grygiel commented on white and green roofs; recommended education to develop standards

Cannabis Dispensing:

- **Mr. Grygiel:** stated that the question is one of zoning for where medical dispensaries could be
- Will look at further examples of standards for medical use with an eye on recreational use: similar to Montclair and Union; will send examples to the Planning Board members

Questions:

- **Mrs. Williams:** Stated that distance to any and all schools could be an issue
- **Councilwoman McCartney:** recommended land use be first issue; then Town Council can address
- **Mr. Dwyer:** rebutted that the Town Council may need to address first
- **Chairman Weston:** closed the discussion and suggested it be picked up again in April

MEETING ADJOURNED at approximately 08:13 PM.



Sean McCauley
Township of West Orange Planning Board

**THE NEXT REGULAR MEETING OF THE PLANNING BOARD WILL BE
WEDNESDAY MARCH 4, 2020 AT 7:30 P.M. IN THE COUNCIL CHAMBER.**