

**TOWNSHIP OF WEST ORANGE
PLANNING BOARD SPECIAL MEETING
MEETING MINUTES
May 6, 2020**

The Township of West Orange Planning Board held its regularly scheduled meeting on May 6, 2020 at 7:30 P.M. via virtual ZOOM videoconference.

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.
- Chairman Weston also called for a moment of reflection to acknowledge and thank all essential workers, and silence for all those suffering or lost during the Covid-19 Pandemic.

ANNOUNCEMENTS

- The next Planning Board regular meeting will be June 3, 2020 at 7:30 P.M. on the ZOOM platform.
- Planning Board Reorganization extension; current positions and appointments will be further extended until July.

Reorganization Extension:

Motion: Chairman Weston

Second: Dr. Bagoff

Bagoff: Y	Wilkes: Y
Johnson (Alt 1): -	Williams: Y
Klein: Y	Chairman Weston: Y
McCartney: Y	
Smeraldo: Y	9 yes; no Alternate vote necessary
Trenk: Y	
Wegner: Y	

ROLL CALL

PRESENT:

Dr. Robert Bagoff
Mr. Everett Johnson
Mr. Lee Klein
Councilwoman Susan McCartney
Mr. Peter Smeraldo, Jr
Mr. Andrew Trenk
Mr. Gary Wegner
Chairman Ron Weston
Mr. William Wilkes II
Mrs. Tammy Williams

ABSENT:

None

ALSO PRESENT:

Paul Grygiel, AICP, PP, Township Planner
Kenneth D. McPherson III, Esq., Attorney
Sean McCauley, Acting Planning Board Secretary

MEETING MINUTES

Adoption of the March 4, 2020 Meeting Minutes:

Motion: Dr. Bagoff

Second: Councilwoman McCartney

Bagoff: Y	Wilkes: Y
Johnson (Alt 1): Y	Williams: Y
Klein: Absent on 3/4	Chairman Weston: Y
McCartney: Y	
Smeraldo: Absent on 3/4	7 yes; 3 unable to vote
Trenk: Y	
Wegner: Absent on 3/4	

Adoption of the April 3, 2020 Special Meeting Minutes:

Motion: Dr. Bagoff

Second: Councilwoman McCartney

Bagoff: Y	Wilkes: Y
Johnson (Alt 1): Y	Williams: Absent on 4/3
Klein: Y	Chairman Weston: Y
McCartney: Y	
Smeraldo: Absent on 4/3	7 yes; 3 unable to vote
Trenk: Y	
Wegner: Absent on 4/3	

SWEARING IN:

- Mr. Grygiel sworn in

DISCUSSION

- Discussion of Potential Land Use Regulations Ordinance Amendments. Township Planner, Paul Grygiel gave an update presentation on development of ordinance amendments in response to the recently adopted Mast.
 - Affordable Housing
 - Master Plan Update Recommendations
 - Potential Sustainability Ordinances

Board Questions:

- **Mr. Klein** inquired about there being any special restrictions on drive-thru lanes for commercial uses in the current ordinances; **Mr. Grygiel** responded that the Master Plan calls for easier approval for drive-thrus, but the ordinance does not currently address them.
- **Councilwoman McCartney** inquired regarding draft ordinances for sustainability efforts and anything else we should be considering about food pick up; **Mr. Grygiel** stated ordinances are in process regarding sustainability, and walk up windows and associated spaces are being discussed
- **Mr. Trenk** discussed EV (electric vehicle) charging stations and mentioned sample ordinances from other towns and maintenance plans for green/cool roofs
- **Mrs. Williams** inquired if ordinances would be recommendations or restrictions; **Mr. Grygiel** stated that he is not sure yet; and it depends on how far the Township wants to go with mandates in a new ordinance.
- **Chairman Weston** recommended caution to whom ordinances are applied to so as not to burden smaller applicants; **Mr. Trenk** suggested basing application of ordinances on large square footage—or other conditions--of project that would require a variance to not have to comply
- **Chairman Weston** directed Mr. Grygiel to proceed with preparing draft Sustainability Ordinances to share with the Board by the June 3rd Planning Board meeting, even though discussion would not likely be on the next agenda for that meeting.

Public Portion

- Chairman Weston asked if any members of the public had any comments or questions about the Potential Land Use Regulations Ordinance Amendments. No members of the Public chose to be recognized and comment.

MEETING ADJOURNED at approximately 8:09 PM. Called by Dr. Bagoff, Seconded by
Chairman Weston



Sean McCauley
Township of West Orange Planning Board