

**TOWNSHIP OF WEST ORANGE  
PLANNING BOARD SPECIAL MEETING  
MEETING MINUTES**

**January 20, 2021**

The Township of West Orange Planning Board held a special meeting on January 20, 2021 at 7:30 P.M. via virtual ZOOM videoconference.

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

**ANNOUNCEMENTS**

- The next Planning Board regular meeting will be February 3, 2021 at 7:30 P.M. on the ZOOM platform.

**ROLL CALL**

**PRESENT:**

Dr. Robert Bagoff; Mr. Jerry Guarino; Mr. Lee Klein; Councilwoman Susan McCartney; Mr. John McNair; Mr. Peter Smeraldo, Jr; Mr. Andrew Trenk; Mr. William Wilkes

**ABSENT:**

Mr. Everett Johnson

**ALSO PRESENT:**

Kenneth D. McPherson III, Esq., Attorney; Sean McCauley, Planning Board Secretary

**SWEARING IN:**

- Susan Gruel, P.P. was sworn in

**EXECUTIVE DRIVE - ROONEY CIRCLE REDEVELOPMENT PLAN:**

**DISCUSSION:**

- **Chairman Bagoff** introduced Ms. Susan Gruel.
- **Ms. Gruel** introduced the plan, what property it covers and that these properties have been designated as Areas in Need of Redevelopment.
- Continued that the plan is consistent with the Township's Master Plan; and that the plan is to repurpose distressed assets.
- Summarized the elements that would make up the new development, including the levels of housing, sustainability measures, and public amenities such as a dog park.

**Board Comments and Questions:**

- **Mr. Klein** spoke about LEED Certification for the project and its cost in response to a public question; asked if there are other options or levels of certification.
  - **Ms. Gruel** stated that there are options.
- **Dr. Bagoff** followed up to ask at what stage in the process that this could take place.
  - **Ms. Gruel** responded that there are many options, and that the Planning Board should have a say.
- Further discussion between **Mr. Klein, Mr. Trenk** and **Ms. Gruel** continued regarding the language in the Plan that addresses what would be covered under LEED Certification without seeking the Certification; concluding that the Board has leverage in requiring standards and potentially conditioning LEED-level standards.
- **Councilwoman McCartney, Mr. Klein, and Chairman Bagoff** added that perhaps the language could be updated to use stronger language to compel a developer to meet LEED-level standards.
- **Mr. McPherson** and **Dr. Bagoff** discussed with **Ms. Gruel** if setting stronger standards might be better addressed during site plan review.

*Dr. Bagoff called for a brief recess at 8:35PM; back at 8:43PM*

- **Ms. Gruel** stated that she could draft, at the Board’s request, appropriate standards into the plan that would address levels of LEED standards that could be conditioned on a developer; she continued by discussing some of these potential standards.
- **Dr. Bagoff** and **Ms. Gruel** discussed approving the Resolution and asking for this drafting of standards simultaneously; **Ms. Gruel** and **Mr. McPherson** concluded that this could be done.
- **Dr. Bagoff, Councilwoman McCartney, Mr. Klein** and **Mr. Guarino** added standards they would like to see included and discussed potential strength of the language; the discussion continued as to which level of LEED standards should be pursued.
- **Mr. Trenk** inquired who would supervise whether or not a developer met the prescribed standards, and whether a developer could switch out standards after approval.
- **Mr. Klein** responded that the town has departments that can hold a developer to many standards, and that the Board is not looking to prescribe standards to that level, but to meet the LEED standards list in the Plan.
- **Ms. Gruel, Mr. McPherson** and **Chairman Bagoff** discussed options allowing the Board to adopt the plan, with additional conditions, and adopting the Resolution this evening.

**Recommend to Town Council the Executive Drive – Rooney Circle Redevelopment Plan:**

- **Motion:** Dr. Bagoff
- **Second:** Councilwoman McCartney

Bagoff:	Y	Smeraldo:	Y
Guarino:	Y	Trenk:	Y
Johnson:	Absent	Wilkes:	Y
Klein:	Y		
McCartney:	Y	8 yes; 1 absent	
McNair:	Y		

*Vote conditioned on an addendum regarding LEED-level standards*

**RESOLUTION:**

**Planning Board Resolution #21-01: Adoption of the Executive Drive – Rooney Circle  
Redevelopment Plan:**

**Motion:** Dr. Bagoff

**Second:** Mr. Guarino

Bagoff: Y	Smeraldo: Y
Guarino: Y	Trenk: Y
Johnson: Absent	Wilkes: Y
Klein: Y	
McCartney: Y	8 yes; 1 absent
McNair: Y	

*Vote conditioned on an addendum regarding LEED-level standards*

**MEETING ADJOURNED** at approximately 9:22 PM. Called by **Dr. Bagoff** Seconded by **Mr. Klein**

Adopted: 4/7/2021

  
~~Sean McCauley~~ Diana L. Chandler  
Township of West Orange Planning Board