

TOWNSHIP OF WEST ORANGE
PLANNING BOARD REGULAR MEETING
MEETING MINUTES

July 7, 2021

The Township of West Orange Planning Board held its regular meeting on July 7, 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 August 11, 2021 at 7:30 P.M. on the ZOOM platform.

ROLL CALL

PRESENT: Dr. Robert Bagoff; Mr. Jerry Guarino; Mr. Lee Klein; Mr. John McNair; Mr. Andrew Trenk; Mr. William Wilkes; Councilwoman Susan McCartney (arrival 7:45PM);

ABSENT: Mr. Peter Smeraldo, Jr;

ALSO PRESENT: Kenneth D. McPherson III, Esq., Paul Grygiel Attorney; Geniece Gary-Adams, Zoning Official

SWEARING IN:

- Mr. Grygiel was sworn in

RESOLUTION:

PB -21-02 /Eagle Rock Co-Op (Goldberg Realty/23 Wilfred Street)

Block: 140.02; Lot: 2; Zone R-G

23 Wilfred Street

Seeking a C1 Variance with Conditions

Motion: Dr. Bagoff

Second: Mr. Guarino

ADOPTED

Bagoff:	Y	Smeraldo:	Absent
Guarino:	Y	Trenk:	
Klein:	Y	Wilkes:	Y
McCartney:	Absent		
McNair:	Y	5 yes; 2 absent	

DISCUSSION:

REVIEW OF PROPOSED ORDINANCE

Draft Ordinance Governing Cannabis Businesses:

- **Mr. Paul Grygiel** was gave a summation of the role in this ordinance request as Planning Board is required to review for consistency with Master Plan as a courtesy review.
- Master Plan was 2019 adopted by Planning Board and Planning Board all municipalities will need address all cases regarding Cannabis. Township looking to allow use with restrictions. (Note: See Page 2 in Master Plan.)
- Distance is not necessary with size of West Orange. The state very strict with impact on _____. **Mr. Grygiel** said that this is consistent with the Master Plan.
- **Chairman Bagoff** confirmed that the Planning Board is being asked to opt in or out. Where **Mr. Grygiel** explained that there is a 5 year period after this of waiting for the next round.
- If approved, a limited number of licenses and locations will be in West Orange.

Board Comments & Questions:

- **Chairman Bagoff** said the goal is to see if this information can coexist with Master Plan. Council requires to elect Planning Board Offices.
- **Mr. McPherson** said that **Mr. Grygiel** summarized this well. State set most of the guidelines and licenses that might be of interest to residents. Master Plan does address this issue. The review is limited to the welfare and is consistent with the Master Plan.
- **Mr. Guarino** asked if council will be strict similar to ABC? Will public be allowed to speak on the local level and will the Building Department inspect retail locations.
- **Councilwoman McCartney** asked state repealing guidelines and looking for more information. The ordinance is similar to other uses with a particular zones. The state regulation will have to be compiled prior to coming to the town. State license must be approved prior to coming to the town. **Councilwoman McCartney** than asked about the state possibly asking for a conditional use.
- **Mr. Wilkes** asked if it is still a request to do all aspects of cannabis business and not required to do various aspects of business there are such as growing (can it be done in an I Zone and can product be used on site? It is not expressly prohibited, no on site consumption area allowed. How much money is estimated for this ordinance to earn? Distance not warranted in writing ordinance.
- **Mr. Klein** said that license use similar to a liquor or school license.

Draft Ordinance Governing Cannabis Businesses):

Motion: Dr. Bagoff

Second: Mr. Klein

APPROVED

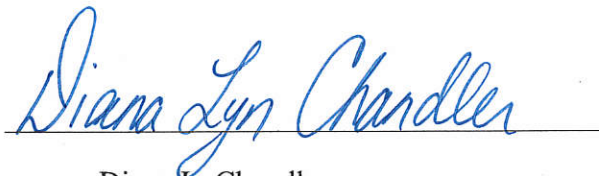
Bagoff: Y	Smeraldo: Absent
Guarino: Y	Trenk: Y
Klein: Y	Wilkes: Y
McCartney: Y	
McNair: Y	7 yes; 0 no; 1 absent

No Public Comments/Questions:

Public comments closed

MEETING ADJOURNED at approximately 8:35 PM. Called by **Chairman Bagoff**
Seconded by **Mr. Klein.**

Adopted: 9/1/21



Diana L. Chandler

Acting Planning Board Secretary

****THE NEXT REGULAR PLANNING BOARD MEETING WILL BE
WEDNESDAY August 11, 2021 AT 7:30 P.M. ****