



# TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

## Department of Planning and Development

**ROBERT D. PARISI**

*Mayor*

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### PLANNING BOARD

Email: [planningboard@westorange.org](mailto:planningboard@westorange.org)

**Ron Weston**  
*Chairman*

**Patrick J. Dwyer, Esq., Board Attorney**  
**Paul Grygiel, AICP, PP, Township Planner**  
**Leonard Lepore, PE, Township Engineer**  
**Robin Miller, Board Secretary**

**Robert Bagoff**  
*Vice Chairman*

**Joanne Carlucci**  
**Jerome Eben**  
**Tekeste Ghebremicael**  
**Gerald Gurland**  
**Jason T. Lester (Mayor's Designee)**  
**Councilwoman Susan McCartney**  
**William B. Wilkes II**  
**Lee D. Klein (Alternate #1)**  
**Gary B. Wegner (Alternate #2)**

**DRAFT**

**AGENDA**

**TOWNSHIP OF WEST ORANGE**

**PLANNING BOARD MEETING**

**JUNE 1, 2016**

**7:30 P.M.**

**IN THE COUNCIL CHAMBER**

*(Draft agenda is subject to change. For questions, please call 973-325-4111.)*

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**A. STATEMENT OF COMPLIANCE**

Notice of this meeting was given to the Township Clerk and posted on the Township bulletin board and Township website calendar, and sent to the West Orange Chronicle and the Star Ledger. 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.

**B. PLEDGE OF ALLEGIANCE**

**C. ROLL CALL**

Vice Chairman Robert Bagoff, Joanne Carlucci, Jerome Eben, Tekeste Ghebremicael, Gerald Gurland, Lee Klein, Jason Lester, Councilwoman Susan McCartney, Gary Wegner, William Wilkes, Chairman Ron Weston.



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**D. SWEARING IN**

The Township Professionals.

**E. ANNOUNCEMENTS**

The next Planning Board regular meeting will be held **July 6, 2016** in the Council Chamber, at **7:30 P.M.**

**F. ADOPT MINUTES**

May 4, 2016

October 7, 2015

**G. RESOLUTION(S)**

**PB-16-04/West Orange Community House/Boys and Girls Club, Inc.**

Block: 114; Lots: 78; Zone: MSS

250-252 Main Street

Preliminary and Final Site Plan with “C” variances.

**PB-16-05C/Essex County/Turtle Back Zoo/Sea Turtle Recovery Exhibit**

Block: 163; Lots: 1; Zone: R-1

560 Northfield Avenue

Courtesy Review Applications.

**PB-16-06C/Essex County/Turtle Back Zoo/ Prairie Dog Exhibit Rehabilitation**

Block: 163; Lots: 1; Zone: R-1

560 Northfield Avenue

Courtesy Review Applications.

**PB-16-07C/Essex County/Turtle Back Zoo/Amphitheater and**

**Sea Lion Shade Structures**

Block: 163; Lots: 1; Zone: R-1

560 Northfield Avenue

Courtesy Review Applications.

**Master Plan Circulation Plan Element Amendment**

“Complete Streets” Policy

**H. APPLICATION(S)**

**PB-16-08/NM Food Corporation d/b/a Manhattan Bagel**

Block: 108; Lot: 30; Zone: B-2

575-581 Northfield Avenue

Amended Site Plan with “C” variance.



**PB-16-09C/West Orange Board of Education/Gregory Avenue Elementary School**  
Block: 47; Lot: 9; Zone: R-5  
301 Gregory Avenue  
Courtesy Review Application.

**I. PRESENTATION(S)**

**Area in Need of Redevelopment & Area in Need of Rehabilitation  
Preliminary Investigation Report – Eagle Rock Commercial Area**  
H2M Associates, Inc.  
*Carried from the May 4, 2016 Planning Board regular meeting.*

**J. MEETING ADJOURNED**

**\*\*THE NEXT PLANNING BOARD REGULAR MEETING WILL BE  
WEDNESDAY JULY 6, 2016 AT 7:30 P.M. IN THE COUNCIL CHAMBER\*\***



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