

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

**November 17, 2020**

The Township of West Orange Planning Board held its regularly scheduled meeting on November 17, 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.

**ANNOUNCEMENTS**

- The next Planning Board special meeting will be November 18, 2020 at 7:30 P.M. on the ZOOM platform.
- The next Planning Board regular meeting will be December 2, 2020 at 7:30 P.M. on the ZOOM platform.

**ROLL CALL**

**PRESENT:** Dr. Robert Bagoff; Mr. Everett Johnson (7:57 PM); Mr. Lee Klein; Councilwoman Susan McCartney; Mr. Peter Smeraldo, Jr; Chairman Ron Weston; Mr. William Wilkes; Ms. Tammy Williams

**ABSENT:** Mr. Andrew Trenk

**ALSO PRESENT:** Paul Grygiel, AICP. PP; Kenneth D. McPherson III, Esq., Attorney; Sean McCauley, Acting Planning Board Secretary

**Adopt 2021 Planning Board & Site Plan Review Advisory Board Meeting Schedule:**

**Motion:** Chairman Weston

**Second:** Dr. Bagoff

Bagoff:	Y	Wilkes:	Y
Johnson (Alt 1):	Y	Williams:	Y
Klein:	Y	Chairman Weston:	Y
McCartney:	Y		
Smeraldo:	Y	8 yes, 1 absent	
Trenk:	Absent		

**RESOLUTIONS**

1. **RESOLUTION NO. 20-06: RESOLUTION APPOINTING WINDELS MARX LANE & MITTENDORF LLP AS COUNSEL FOR PURPOSES OF ASSISTING THE BOARD’S DETERMINATION OF WHETHER 100 EXECUTIVE DRIVE (BLOCK 155, LOT 40.02), 200 EXECUTIVE DRIVE (Block 155, Lot 42.02), AND 10 ROONEY CIRCLE (BLOCK 155, LOT 41.02) QUALIFY AS AN “AREA IN NEED OF REDEVELOPMENT” AS DEFINED IN THE LOCAL REDEVELOPMENT AND HOUSING LAW N.J.S.A. 40A:12A-1 ET SEQ (LRHL).**

**Discussion:**

- **Chairman Weston** introduced the Resolution.

**Planning Board Resolution #20-06:**

**Motion:** Dr. Bagoff

**Second:** Mrs. Williams

Bagoff:	Y	Wilkes:	Y
Johnson (Alt 1):	Y	Williams:	Y
Klein:	Abstain	Chairman Weston:	Y
McCartney:	Y		
Smeraldo:	Y	7 yes, 1 absent, 1 Abstain	
Trenk:	Absent		

**2. RESOLUTION NO. 20-07: RESOLUTION APPOINTING DAVID SPATZ, P.P., AICP AS SUBSTITUTE BOARD PLANNER FOR SPECIAL MEETINGS ON NOVEMBER 18 AND 19 2020**

**Discussion:**

- Chairman Weston introduced the Resolution.

**Planning Board Resolution #20-07:**

**Motion:** Dr. Bagoff

**Second:** Mr. Johnson

Bagoff:	Y	Wilkes:	Y
Johnson (Alt 1):	Y	Williams:	Y
Klein:	Y	Chairman Weston:	Y
McCartney:	Y		
Smeraldo:	Y	8 yes, 1 absent	
Trenk:	Absent		

**Swearing in**

- **Mr. Grygiel** was sworn in.
- **Shirley M. Bishop, P.P., LLC** was sworn in.

**Housing Element and Fair Share Plan (HEFSP) for the Township of West Orange**

**Discussion:**

- **Mr. Grygiel** introduced the plan, and the Planning Board’s role in the HEFSP.
- **Ms. Bishop** broke down the parts included in the plan, and that the information is from the 2010 Census.
- The plan focuses on rehabilitation, prior-round obligation, and third-round obligation.
- Stated that there are 305 units obligated to be rehabilitated; as well as 226 units completed in the prior-round.
- **Mr. Grygiel** reported the third-round obligation is to address 421 additional units, but will provide 453 additional units.
- **Ms. Bishop** reported that the Valley Road effort reported as in process is indeed complete and fully-occupied.
- Next steps: Town Council to address in public, and a compliance hearing.

**Board Questions and Comments:**

- **Chairman Weston** asked if there was any accounting for updated demographics.
  - **Ms. Bishop** answered that this was based on the 2010 Census and official upgrades to that Census data.
- **Chairman Weston** asked about other Essex County towns' performance.
- **Chairman Weston** stated the plan will be revisited in five years.

**Public Questions:**

None

**Public Comments:**

None

**Adoption of the HEFSP:**

*\*Note: Adoption includes a correction to be made on page 9 of the report that included an error in a Lot number\**

**Motion: Chairman Weston**

**Second: Mr. Wilkes**

Bagoff: Y	Wilkes: Y
Johnson (Alt 1): Y	Williams: Y
Klein: Y	Chairman Weston: Y
McCartney: Y	
Smeraldo: Y	8 yes, 1 absent
Trenk: Absent	

**MEETING ADJOURNED** at approximately 8:11PM. Called by Chairman Weston, Seconded by Dr. Bagoff




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Sean McCauley  
Township of West Orange Planning Board

Adopted 1/6/2021