

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

February 3, 2021

The Township of West Orange Planning Board held its regular meeting on February 3, 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 March 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

MEETING MINUTES:

- Adopt 12/2/2020 Meeting Minutes

Adopt 12/2/2020 Meeting Minutes:

Motion: Mr. Guarino

Second: Mr. Trenk

Bagoff:	Y	Smeraldo:	Y
Guarino:	Y	Trenk:	Y
Johnson:	Absent	Wilkes:	Absent
Klein:	Absent 12/2/20		
McCartney:	Y	6 yes; 2 absent; 1 unable to vote	
McNair:	Y		

SWEARING IN:

- Susan Gruel, P.P. was sworn in
- Mr. Grygiel was sworn in

RESOLUTION:

- **Councilwoman McCartney** reminded that cleanup of the rear is due to be completed by this Friday; though, snow may hinder that.
- **Dr. Bagoff** added that the area is much cleaner today, and that we are soon expecting their garbage maintenance plan; offered another 30 days to present the plan to **Mr. Grygiel**.
- **Councilwoman McCartney** recommended leaving the plan deadline at February 5, 2021; **Chairman Bagoff** agreed.

PB-20-01/EBA Kosher Markets, LLC:

Motion: Dr. Bagoff

Second: Mr. Guarino

Bagoff:	Y	Smeraldo:	Y
Guarino:	Y	Trenk:	Y
Johnson:	Absent	Wilkes:	Absent
Klein:	Y		
McCartney:	Y	7 yes; 2 absent	
McNair:	Y		

DISCUSSION:

EXECUTIVE DRIVE - ROONEY CIRCLE REDEVELOPMENT PLAN (v. 2/1/2021):

- **Ms. Gruel** was introduced and gave a summation of the substance and language changes in the Plan in its latest version.

Board Questions:

- **Mr. Klein** suggested making more of the sustainability measures required for any developer of this site.
- **Dr. Bagoff** responded that the Board should have reasonable expectations on the number of sustainability requirements; and that more measures can be discussed at site plan review and/or when an application reaches the Board.
- **Councilwoman McCartney** and **Mr. Klein** continued to make their case to require additional sustainability measures.
- **Ms. Gruel** reported that the sustainability measures in this plan are stringent compared to other towns' efforts.
- **Mr. Trenk** supported the idea of addressing the measures at future points in the process.
- **Dr. Bagoff** suggested **Mr. Klein** have a list of more stringent standards to address at future points.
- **Mr. Klein** insisted we simply require 28 of 29 sustainability standards at this point.
- **Mr. Guarino** suggested that a developer may be put off by too stringent standards at the outset.
- **Mr. Klein** further clarified that even if 28 of 29 standards are required now, it doesn't preclude negotiation on certain standards in the future.

- **Mr. Trenk** asked what might happen if a developer finds they can't meet a standard they agreed to.
- **Dr. Bagoff** stated that this is the most comprehensive list of sustainability standards he has witnessed.
- **Mr. Smeraldo** stated that we should follow established Construction Codes in order to get the development going instead of being too restrictive.
- **Councilwoman McCartney** added that New Jersey Codes will already require most of these standards we are discussing.

Recommend Resolution # 21-02 to Town Council - Executive Drive – Rooney Circle Redevelopment Plan (v. 2/1/2021):

Motion: Dr. Bagoff

Second: Mr. Trenk

Bagoff:	Y	Smeraldo:	Y
Guarino:	Y	Trenk:	Y
Johnson:	Absent	Wilkes:	Absent
Klein:	N		
McCartney:	Y	6 yes; 1 no; 2 absent	
McNair:	Y		

Public Comments:

All members of the public sworn in

- **Darren Tobia**, 24 Columbia Street
- **Eric Freedman**, 716 Northfield Avenue

Public comments closed

MEETING ADJOURNED at approximately 8:17 PM. Called by **Mr. Trenk** Seconded by **Dr. Bagoff**

Adopted: 4/7/2021


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