



TOWNSHIP OF WEST ORANGE

66 Main Street, West Orange, New Jersey 07052

PLANNING AND DEVELOPMENT

ROBERT D. PARISI

Mayor

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PLANNING BOARD

Ben Heller, Chairman
Ron Weston, Vice Chairman
Robert Bagoff
Joanne Carlucci
Tekeste Ghebremicael
Gerald Gurland
Jason T. Lester (Alternate for Mayor)
Council President Susan McCartney
William Wilkes
Jerome Eben (Alternate #1)
Lee D. Klein (Alternate #2)

Patrick Dwyer, Esq., Board Attorney
Robin Miller, Board Secretary
Paul Grygiel, A.I.C.P., P.P., Acting Municipal Planner
Leonard Lepore, P.E., Municipal Engineer
Debbie Dillon, Transcription

AGENDA

TOWNSHIP OF WEST ORANGE

PLANNING BOARD MEETING

SEPTEMBER 10, 2013

7:30 P.M.

IN COUNCIL CHAMBERS

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

A. NOTICE

Notice of this meeting was given to the Township Clerk and the West Orange Chronicle on December 6, 2012 and was posted on the Township Bulletin Board in accordance with the requirements of the "Open Public Meetings Act." No new matters will start after 10:30 P.M.

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

Dr. Robert Bagoff, Joanne Carlucci, Jerome Eben, Tekeste Ghebremicael, Gerald Gurland, Chairman Ben Heller, Lee Klein, Jason Lester, Council President Susan McCartney, Vice Chairman Ron Weston, William Wilkes.

D. ANNOUNCEMENTS

The next regular Planning Board meeting will be held on **Wednesday October 2, 2013** in Council Chambers, at **7:30 P.M.**

E. ADOPT MINUTES

Adopt the minutes of the August 7, 2013 Planning Board meeting.

F. SWEARING IN

The Township Professionals.

G. RESOLUTION(S)

PB-13-16/Valley Road Residential, LLC

Block: 9; Lots: 1, 7, 44, 50 & 56; Zone: MUBR
22-24 Central Avenue; 9-15 Mitchell Street
Preliminary Site Plan with variance.

PB-13-15T/Levin Management Corporation as Agent for Owner, West Orange Plaza

Block: 152.24; Lot: 1445 & 1445.05; Zone: P-C
235 Prospect Avenue
Technical Site Plan for exterior façade improvements.

H. DISCUSSION

New Legislation (Patrick J. Dwyer, Esq., Paul Grygiel, Acting Municipal Planner)

1. Cluster Development [P.L. 2013, c. 106](#) clarifies the use of cluster development under the Municipal Land Use Law. P.L. 2013, [c. 106](#) took effect on August 7, 2013.
2. Exemption to development regulation for raising certain structures [P.L. 2013, c. 107](#) would provide a person with a limited exemption from any development regulation, including variances, when raising an existing structure to meet certain State or federal flood elevation standards, if raising the structure would otherwise result in a violation of the local land use restriction. The law took effect August 7, 2013.
3. Establishes the Disaster Relief Emergency Financing Program within New Jersey Environmental Infrastructure Trust Financing Programs [P.L. 2013, c. 93](#) establishes the Disaster Relief Emergency Financing Program within the NJ Environmental Infrastructure Trust Financing Program. The law took effect immediately.

I. MEETING ADJOURNED

****THE NEXT REGULAR MEETING OF THE PLANNING BOARD WILL BE
WEDNESDAY OCTOBER 2, 2013 AT 7:30 P.M. IN COUNCIL CHAMBERS ****