

**TOWNSHIP OF WEST ORANGE  
PLANNING BOARD  
MINUTES  
January 12, 2011**

The Township of West Orange Planning Board held a regular meeting on January 12, 2011 at 8:00PM, in Council Chambers, 66 Main Street.

Chairman Weston called the meeting to order at approximately 8:00pm. It was announced that notification of this meeting was given to the Township Clerk, the West Orange Chronicle and posted on the Township Bulletin Board on December 3, 2009 in accordance with the requirements of the "Open Public Meetings Act." No new matters will start after 11:00PM.

**PRESENT:** Robert Bagoff, Joanne Carlucci, Tekeste Ghebremicael (8:03), Gerald Gurland, Ben Heller, Jason Lester (8:02), Councilwoman Susan McCartney, Chairman Ron Weston and William Wilkes (8:02).

**ABSENT:** No members absent

**ALSO PRESENT:** Susan Borg, AICP, PP, AIA, Planning Director  
Leonard Lepore, Township Engineer  
Debbie Dillon, Audio Transcription Service, LLC  
Patrick Dwyer, Esq. Board Attorney  
Margaret Schoenebaum, Board Secretary

**ROLL CALL**

Robert Bagoff, Joanne Carlucci, Tekeste Ghebremicael, Ben Heller, Jason Lester, Councilwoman Susan McCartney, Chairman Ron Weston, William Wilkes.

**ANNOUNCEMENTS**

The next regular Planning Board meeting will be held on February 2, 2011 in Council Chambers at 8:00pm.

**SWEARING IN**

Director Borg was sworn in.

**ADOPT MINUTES**

The minutes of the December 1, 2010 Planning Board meeting were unanimously adopted.

**RESOLUTIONS**

**PB-10-23C/Boathouse Restaurant**  
Block: 163; Lot: 2; Zone: R-1  
560 Northfield Avenue  
Courtesy Review for Essex County Boathouse Restaurant

Chairman Weston gave the opportunity for the public to speak about the application for the Essex County Boathouse Restaurant that was on the agenda last meeting.

Robert Rashkes  
35 Oak Crest Road

Mr. Rashkes was concerned that there was not proper notice given to the public concerning this application. He hears the construction as well as the whistles from the train at the turtle back zoo on his property. He was upset that he did not have an opportunity to come and hear the application be presented at the December Planning Board meeting.

Pat Dwyer, Planning Board Attorney explained that the legal requirements are not the same given that it is a courtesy application for the County of Essex. Director Borg explained that he should put his concerns in writing and submit them to the county. Chairman Weston expressed the importance of the concerns of the public to the Planning Board.

### APPLICATIONS

Third Amendment for the Downtown Redevelopment Plan

#### Exhibits:

A-1 Third Amendment Draft Downtown Redevelopment Plan, Susan Borg Planning Director

Director Borg drafted the third amendment to the Downtown Redevelopment Plan. Director Borg explained how the Planning Board is responsible for creating the Downtown Redevelopment Plan and as such the Township Council has input. The original plan had the battery building as the focus and a public space in front that the library was going to be on the corner of. This was not feasible and the library did not have the funds. They then made an amendment. Director Borg referred to the Home Services Zone (HSD) and how in the first amendment the biggest change was dividing this zone. The second amendment the biggest change was to the battery building itself. Director Borg referred to the uses in the zone and how they are going to change. The plan proposes to add bus parking in the Home Services District.

Mark DiSavato the owner of All State Salvage, 47 Standish Avenue.

Mr. DiSavato spoke about how he proposes selling his property to Hunterdon County for the ability to park their buses. Currently the school buses are parked in the West Orange Board of Ed garage on Standish Avenue and also on Ashland Avenue. They will be able to reduce parking on the streets by giving them the ability to have their own private parking lot.

Chairman Weston asked about his business, and if this proposed plan will consume the whole property for bus parking or he will keep his business as well. Mr. DiSavato explained how only the bus parking will be on the property and no longer his business.

Dennis J Cocks, Hunterdon County Superintendent

Mr. Cocks explained that the West Orange Board of Ed requested for their transportation services approximately 14 years ago. They currently reside on 32 Ashland Avenue and they need more space. They Board of Ed renewed their contract for another 4 years. They want to park 88 vehicles on the property. Additionally they will have a service garage.

Dr. Bagoff asked about DEP issues and if there are any.

Mr. Cocks explained that they are subject to inspections and is not aware of any that exist currently. They are subject to all rules and regulations of the DEP.

Chairman Weston spoke about landscape, fencing and screening of the property. Mr. Cocks explained they will comply with all of this as applicable.

Dr. Bagoff asked about the impervious coverage if its going to change with the current plan. Once Mr. DiSavato leaves they will grade. It will stay pretty similar with no Major renovations.

There was concern with the landscaping and shade trees. The board felt that since school buses will take up more room than cars will, the applicant should plant enough shade trees to compensate.

Mr. Gurland asked about the Historic Preservation Commission and their involvement. Director Borg explained how the plan was presented to the commission and they have also provided their input.

The Planning Board made the following recommendations:

1. Wording should be specific to school bus parking.
2. The fence height should be at least eight ft.
3. Increase density of trees.
4. Limited to maintenance of buses and shall be maintained in a fully closed area (structure).

The Board voted on the application as follows:

Motion: Chairman Weston

Second: Vice Chairman Bagoff

Ghebremicael	Yes	Weston	Yes	Wilkes	Yes
Bagoff	Yes	Lester	Yes	Gurland	Yes
McCartney	Yes	Heller	Yes	Carlucci	Yes

Chairman Weston motioned to adjourn the meeting and Vice Chairman Bagoff was second on the motion.

**MEETING ADJOURNED** at approximately 8:57

Minutes adopted on March 2, 2011

 3/3/11  
Rose DeSena, Planning Board Secretary