PLANNING BOARD
City of Orange Township
29 North Day Street
Orange, NJ 07050

MEETING MINUTES
February 26, 2020

Chairperson Dwight Holmes called the February 26, 2020 City of Orange Township Planning Board Meeting to order at 7:40 p.m. Salute to the Flag. Compliance with the “Sunshine Law” was acknowledged. Roll Call. Meeting Notice.

**Board Members Present:** Callistus Onyiuke, Enock Faustin, Hans Tanis, Antoinette Jones, Council President Tency Eason, Mayor Dwayne D. Warren, Chairman Dwight Holmes

**Board Members Absent:** Christopher Mobley

**Professionals Present:** Tamara Loatman-Clark, Board Attorney
Gerard Haizel, Board Planner
Leigh Fleming, Conflict Planner
Rich Wostbrock, Board Engineer
Laquana Best, Board Secretary

Correspondence: Letter from Jeffrey Feld. Due to the litigation from the sender, the letter has been forwarded to the law department for review.

MINUTES:

Minutes from the January 22, 2020 meeting were tabled until the March 25, 2020 Board meeting.

Memorialize Case #19-07 King Rachamin Realty LLC (274 Central Avenue) has been tabled.

**Motion** made by Vice-Chair Jones and **seconded** by Member Tanis to table the memorialization of Resolution for Case #19-07 (King Rachamin Realty LLC- 274 Central Avenue).

Those in Favor: Member Onyiuke, Member Faustin, Member Tanis, Vice-Chair Jones, Council President Eason, Chairman Holmes

Those Opposed: None

Those Absent: Member Mobley

Those Excused: Mayor Warren
Motion carries 6-0

Memorialize Case #19-09 EMB Equities (427 New England Terrace)

Motion made by Vice-Chair Jones and seconded by Member Tanis to approve Resolution Case #19-09.

Those in Favor: Member Onyiuke, Member Faustin, Member Tanis, Vice-Chair Jones, Council President Eason, Chairman Holmes

Those Opposed: None

Those Absent: Member Mobley

Those Excused: Mayor Warren

Motion carries 6-0

Memorialize Case #19-10 Rockledge 1215-1221 Summit Avenue (41 Main St/ 14 Hillyer St)

Motion made by Vice-Chair Jones and seconded by Member Tanis to approve Resolution Case #19-09.

Those in Favor: Member Onyiuke, Member Faustin, Member Tanis, Vice-Chair Jones, Council President Eason, Chairman Holmes

Those Opposed: None

Those Absent: Member Mobley

Those Excused: Mayor Warren

Motion carries 6-0

Central Valley Area In Needs Study Presentation by Nishuane Group

Mrunmayee Atre and Steven Martini represented Nishuane this evening. Both professionals were sworn in by the Board Attorney.
Ms. Atre explained the purpose of redevelopment, LRHL Criteria, Area in Need of Rehabilitation, Study Area (336 parcels). The study is in compliant with the Master Plan and has consistency with the other Planning Studies. She explained the existing conditions and the existing zoning of the area which is 1, 2 or more residential, commercial, mixed use. The municipal findings were provided. The presenter explained the summary of the LRHL Criteria that was used in the study, including the breakdown of the criteria met with the parcels.

Motion to open public portion by Member Tanis and seconded by Member Faustin. All in favor.

1. Jeffrey Feld of 268 Main Street
2. David Rossi of 538 Joy Street
3. Dana Felice of 539 Tremont Avenue
4. Larelei Hawthorne of 55 McChesney Street
5. Jang Lee of 620A Tremont Avenue

Motion to close public portion made by Mayor Warren and seconded by Member Faustin. All in favor.

Motion made by Vice-Chair Jones and seconded by Member Tanis to recommend to the City Council that the Central Valley Area Investigation Needs Study be approved.

Those in Favor: Member Onyiuke, Member Faustin, Member Tanis, Vice-Chair Jones, Council President Eason, Mayor Warren and Chairman Holmes

Those Opposed: None

Motion carries 7-0

Case #20-01 (229 Main Orange LLC- 227 Main Street)

Jennifer Carrillo, Counsel to 229 Main Orange LLC represented the applicant and provided the overview of the project. Notice to the local newspaper was given and provided to Board Secretary. The applicant is seeking a minor subdivision.

Expert #1, Michael Dipple, Civil Engineer was sworn in. Mr. Dipple presented Exhibit A1 to the Board. 227-231 Main St (Block 1901, Lots 19 and 20). Current lot line cuts through the building. The applicant wishes to clean up and extend lot line for safety measures. Therefore, a lot line adjustment is needed and wanted by both property owners. There is no physical change to the property.

Variances requested for Lot 19, currently permitted is 80, Requested is 100; variance for Lot 20. They require 20 spaces but currently no spaces are there.

Board Professionals

Rich Wostbrook, Board Engineer of CP Professional Services was sworn in and provided testimony to the application. Mr. Wostbrook agrees with the testimony presented tonight on behalf of the applicant. It was agreed that the applicant will connect the board engineer with the property owner of the other lot and refer them to the Zoning department.
Motion to open public by Council President Eason and seconded by Member Tanis. All in Favor.

1. Jeff Feld of 268 Main Street spoke about application.

Motion by Member Tanis and seconded by Member Faustin to close public portion. All in favor.

Motion by Vice-Chair Jones and seconded by Member Tanis to approve Case # 20-01 minimum lot area, width, rear yard and maximum side coverage.

Those in Favor: Member Onyiuke, Member Faustin, Member Tanis, Vice-Chair Jones and Chairman Holmes

Those Opposed: None

Those Abstained: Council President Eason, Mayor Warren

Motion carries 5-0-2

Case # 20-02 (Indigo 141 Urban Renewal LLC- S. Harrison Rear & 29 Berwyn St. Lot)

Victor Herlinksy provided overview of application and requests preliminary and final site plan approval to construct a portion of a parking garage over an existing parking lot (77 spaces).

Witness #1 Richard Adelhson, Consulting Engineer was sworn in and presented Exhibit A1.

Witness #2 Tony Mauro, Architect was sworn in and gave overview of the building in East Orange and parking lot located in Orange (15 ft in Orange of ramp), known as Exhibit A2.

Witness #3 Jeffrey Martell, Stonefield Engineering & Design, Professional Planner was sworn in and provided testimony.

Board Prosessionals

Leigh Fleming, Conflict Planner was sworn in and provided planning testimony. Ms. Fleming suggested that the lighting and planting be added to prevent it being a negative impact; board on board fence to be installed along the perimeter of property; LED lights so that there is no spillover; plantings to aid in buffering the walls and all should be shade tolerant. No variance for impervious coverage or side yard setback. It would be an improvement to what it currently is today.

Rich Westbrock, Board Engineer of CP Professional Services was sworn in. He stated the applicant has addressed engineering comments from his report. He stated that the garage should be gated and residential only usage. He also highly recommends a reduction of traffic to the site.

Motion by Vice-chair Jones and seconded by Member Tanis to open public portion. All in favor.

No comments.

Motion by Vice-chair Jones and seconded by Member Faustin to close public portion. All in favor.

Motion by Vice-chair Jones and seconded by Member Tanis to approve Case #20-02 lot width, deviation of parking size, green construction standards and all board professional recommendations.
Those in Favor: Mr. Onyiuke, Mr. Faustin, Mr. Tanis, Vice-Chair Jones, Mayor Warren and Chairman Holmes

Those Opposed: None

Those Absent: Mr. Mobley, Council President Eason

Motion carries 6-0

Chairman Holmes thanked the conflict planner, Ms. Fleming for assisting tonight and providing her professional services.

Old Business: None

New Business: None

Motion to adjourn by Member Tanis and seconded by Mayor Warren.

All in favor.

Meeting adjourned at 10:32 p.m.

Next regular scheduled meeting for Wednesday, March 25 at 7:30 p.m. on the 4th floor in the Council Chambers Room.

Prepared By: Laquana Best