

PLANNING BOARD

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

MEETING MINUTES

May 26, 2021

Chairperson Dwight Holmes called the May 26, 2021 City of Orange Township Planning Board Meeting to order at 7:30 p.m. Salute to the Flag. Compliance with the “Sunshine Law” was acknowledged. Roll Call. Meeting Notice.

Please note this meeting was held virtually via Zoom Meeting and all login information has been posted on the City of Orange Township website (www.ci.orange.nj.us) as well as the local newspaper “Transcript.”

Board Members Present: Callistus Onyiuke, Chris Mobley, Vice-Chair Antoinette Jones, Council Vice-President Eason, Mayor Dwayne D. Warren, Chairman Dwight Holmes.

Board Members Absent: Enock Faustin, Sharanda Bennett

Professionals Present:
Rich Wostbrock, Board Engineer
Gerard Haizel, Board Planner
Alexandra Reyes, Board Secretary
Joseph Wenzel, Board Attorney

Correspondence: None

MINUTES:

Motion made by Mayor Warren and **seconded** by Council Vice-President Eason to approve the April 28th 2021 minutes as distributed.

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

Those Opposed: None

Not Voting/Abstained: None

Those Absent: Member Enock Faustin, Member Sharanda Bennett

The motion carried 6-0-0-2.

Memorialize Resolution #20-09 Freeman Orange Holdings, LLC Preliminary & Final Site Plan Approval with "C" Variance & Design Waivers

Motion made by Mayor Warren and **seconded** by Vice-Chair Jones to Memorialize Resolution #20-09 Freeman Orange Holdings, LLC.

Those in Favor: Member Onyiuke, Member Mobley, Council Vice-President Eason, Mayor Warren, Vice-Chair Jones, Chairman Holmes.

Those Opposed: None

Those Abstained: None

Motion carries 6-0-0

Memorialize Resolution #21-03 B&O Urban Renewal Entity, LLC 38-60 Berwyn Street Amended Preliminary & Final Site Plan Approval with "C" Variances & Design Waivers

Motion made by Member Mobley and **seconded** by Mayor Warren to Memorialize Resolution #21-03 B&O Urban Renewal Entity, LLC.

Those in Favor: Member Onyiuke, Member Mobley, Council Vice-President Eason, Mayor Warren, Vice-Chair Jones, Chairman Holmes.

Those Opposed: None

Those Abstained: None

Motion carries 6-0-0

Case # 21-02 Scotland Holdings RSBRM Urban Renewal LLC 448 Scotland Road.

Attorney Lisa John-Basta with the law firm of Chiesa Shahinian & Giantomasi represented the applicant Scotland Holdings RSBRM Urban Renewal LLC for the property at 448 Scotland Rd. The applicant is seeking to construct a mid-rise building on the lots with 87 residential units. The subject property was designated of redevelopment by the City of Orange Township and a redevelopment plan known as the Central Valley Redevelopment plan was adopted that governs the zoning for this property. This application is a fully conforming application with respect to use, density, height and all bulk standards as applicable in the redevelopment plan.

Witness/Expert #1 Drake Stinson, Licensed Civil Engineer was sworn in to provide testimony. The Engineer presented the location of the building which they intend to combine the two lots on the corner of Mountainview Avenue and Scotland Road. Engineer Stinson stated that the current use of the lots is non-conforming with the redevelopment plan and the project proposed is in compliance with the Central Valley Redevelopment plan. The project is located in district 4 of the Central Valley Redevelopment plan. Engineer Stinson also stated that the Mid-Rise building proposed is a permitted use within the Central Valley Redevelopment Plan. The Zoning schedule was presented by Engineer Stinson showing the proposed and required qualifications for this project, he then went on to present the parking area showing the entrance of the proposed building through Scotland Road. Normal parking spaces of 9 ft. x18 ft. were proposed, aisle width was maintained at 22ft which meets the City of Orange development standards.

With respect to the gate security, the applicant is proposing a high performance Cornell Cookson grill that opens in 4 seconds and closing in 8 seconds. The entrance of the vehicles is proposed through an EZ Pass system. The applicant proposes 85 parking space which is 15 more than the required. Bike room is also proposed. Engineer Stinson also presented the lighting plan and landscape plan as well as the storm water control.

Engineer Stinson did receive the board engineer letter dated May 20,2021 and stated that the applicant is able to comply with those comments and recommendations.

Board members asked the Expert questions regarding the safety of the pedestrians walking pass the entrance of the vehicles, parking space for commercial vehicles for residents of the building, and security cameras.

Questions were addressed by Attorney John-Basta and Engineer Stinson

Witness/Expert #2, Jay Troutman Licensed Traffic Engineer was sworn in to provide testimony. Engineer Troutman explained summarized his traffic report submitted to the board dated May 7th 2021. In his conclusion he stated that this development doesn't generate a significant impact to Scotland Rd existing traffic.

Board members did not have questions for the Expert.

Witness/Expert #3 Shimon Greenebaum, Licensed Architect was sworn in to provide testimony. Architect Greenebaum began his presentation with the layout of the exterior of the building. Exhibit A1 was a market rendering of material board. Architect Greenebaum addressed the question from the board engineer comment in regards to the louver system for the garage and whether there would be any sort of light spillage out of there from headlights. Architect Shimon stated that the louver system is designed in the way that it overlaps with itself. Architect Greenebaum also agreed to make the changes of the balcony materials as requested by the board engineer in his report. With respect to signage of the building, Architect Greenebaum stated that only the 448 number will be proposed for the building.

Architect Greenebaum then presented the interior of the building starting with the security system which they will implement a security system where tenants will have access to view individually who they allow into the building. Architect Greenebaum described the amount of units proposed which will consist of:

33- 1Bedroom 1 Bath Units
33- 2Bedroom 1 Bath Units
21- 2Bedroom 2 Bath Units

For a total of: 87 Units

Indoor amenities are proposed for the residents, as well as an outdoor pool and an outdoor court yard area above the second floor.

Vice-Chair Jones had a question in regards to the charging stations in the parking lot area.

Architect Greenebaum addressed Vice-Chair Jones question.

Board Professionals

Gerard Haizel, Board Planner was sworn in to provide testimony. Board Planner Mr.Haizel did confirm that the proposed is a fully conforming application and that the applicant has met all of the bulk and related standards under the redevelopment plan. He is comfortable with the testimony provided by the experts.

Rich Wostbrock, Board Engineer was sworn in to provide testimony. He stated that many of the changes requested on his report have been addressed and is comfortable with the testimonies provided by the expert and does not see anything that's insurmountable. Board Engineer Mr.Wostbrock supports the design waiver on parking stall size requested by the applicant.

Motion by Vice-Chair Jones and seconded by Member Mobley to open public comment. All in favor.

1. Carolyn King: Raised concern about the privacy of her home, Mr. Brinks behavior when approaching her, and lighting.
2. Mr. Huges- 488 Fairview Ave: Raised concerns about traffic and safety of children due to high traffic, noise level of pre constructions and post construction, parking, increase in crime.
3. Ms. Howell- 483 Mountainview Ave: Traffic, taxes increase, change in the complexion of the community, value of the surrounding properties, fire exit.
4. Carol Lyons- 496 Mountainview Ave: Lack of notice of redevelopment, tax exempt project, lack of notice of redevelopment area.
5. Julie Layer- 480 Mountainview Ave: Taxes increase, obstruction of view, pest control at the time of demolition, protection of her property from the construction debris.
6. Carlos Aleman – 499 Mountainview Ave: Is his house going to be affected by the project?

Attorney John-Basta and Architect Greenebaum addressed the public concerns.

Board Attorney Wenzel clarified to the public that under state statute any person seeking to testify as an expert before the planning board must identify their background and qualification in order to be considered an expert otherwise they are considered a late witness.

Board Attorney Wenzel also addressed the board making a clarification that due to the lack of variances or deviations puts this application in to a site plan review category with one design waiver this is what is known to be called "*as of right application.*"

Motion by Council Vice- President Eason and seconded by Vice- Chair Jones to close public comment. All in favor.

Motion made by Vice-Chair Jones and **seconded** by Member Mobley to approve the preliminary and final site plan for case #21-02 Scotland Holdings RSBRM Urban Renewal LLC 448 Scotland Road with a design waiver for parking stall size. As a condition of approval the applicant will comply with the recommendations of the board experts as detailed on the Planner's report dated May 17th 2021 and the Engineer's report dated May 20th 2021.

Board Members asked questions in regards to any fees for the residents' parking.

Council Vice-President requested a meeting for the residents to address their concerns regarding this project. Mayor Warren confirmed that his administration will conduct a meeting with the residents to address their concerns. Mayor Warren will also have all of the necessary experts to answer all of the questions brought up by the residents in the area as well as the *as of right application legal issues* mention by the Board Attorney.

Chairman Holmes requested clarification of the notification process for the public. Attorney John-Basta addressed the matter. Board Attorney Wenzel also added comments to the notification process.

Those in Favor: Member Onyuke, Member Mobley, Council Vice-President Eason, Vice-Chair Jones, Chairman Holmes.

Those Opposed: None

Those Abstained: Mayor Warren

Motion carries 5-0-1

Old Business: Chairman Holmes reminded the Board Members about the Financial disclosure extension due June 30th.

New Business: Council Vice-President Eason brought up the possibility of having the plans condensed.

Board Attorney Wenzel suggested that we look into the digital version.

Motion made by Mayor Warren and **Second** by Vice-Chair Jones to move to digital version after review of number of options to choose from. All in favor.

Motion to adjourn by Vice-Chair Jones and seconded by Mayor Warren. All in favor.

Meeting adjourned at 9:40 p.m.

Next regular scheduled meeting for Wednesday, June 23rd, 2021 at 7:30 p.m. via virtually using Zoom Meeting.

Prepared by: Alexandra Reyes, Board Secretary