

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

MEETING MINUTES
MARCH 24, 2021

Chairperson Dwight Holmes called the March 24, 2021 City of Orange Township Planning Board Meeting to order at 7:30 p.m. Salute to the Flag. Compliance with the “Sunshine Law” acknowledged. Meeting Notice. Roll Call.

Please note this meeting held remotely via Zoom Meeting and all login information is 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, Enock Faustin, Chris Mobley, Sharanda Bennett, Antoinette Jones, Council Vice-President Eason, Mayor Dwayne D. Warren, Chairman Dwight Holmes,

Board Members Absent: None

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

Correspondence: Case number 20-09 (606 Freeman St) Requested to carry the application to the April 28th Board meeting. Applicant Attorney Jodi M. Luciani waived the tolling of time. Applicant is not required to re-notice.

MINUTES:

Motion made by Member Mobley and **seconded** by Vice-Chair Jones to approve the minutes as distributed.

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

Those Opposed: None

Not Voting/Abstained: None

Those Absent: None

The motion carried 8-0-0.

Memorialize Resolution Case #20-08 North Day Development LLC (57-69 N. Day Street)

Motion made by Vice-Chair Jones **seconded** by Member Mobley to approve Case #20-08 memorialized resolution for Preliminary & Final Site Plan Approval with “C” Variance & Design Waivers.

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

Those Opposed: None

Not Voting/Abstained: None

Those Absent: None

Motion Passes 8-0-0

Memorialize Resolution Case #21-01 Berwyn Estates Urban Renewal Entity LLC (30-34 Berwyn Street)

Motion made by Member Mobley **second** by Member Bennett to approve Case #21-01 memorialized resolution for preliminary & final site plan approval.

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

Those Opposed: None

Not Voting/Abstained: None

Those Absent: None

Motion Passes 8-0-0

Upper Main Redevelopment Plan Presentation by Nishuane Group

Mrunmayee Atre, Associate at Nishuane Group presented the Upper Main Street Redevelopment and Rehabilitation Plan. Ms. Atre introduced the plan by explaining why Upper Main Street Area is being redeveloped to which she explained as follows:

- 1) The City of Orange Township is trying to reinvigorate the downtown.
- 2) Redevelopment and Rehabilitation helps attract more improvement and development in the City.
- 3) Makes the area more vibrant and revitalized.

The Upper Main Street Redevelopment Area is located in the western portion of the City and abuts West Orange border. The purpose of the plan is to act as a transitional area between the two municipalities and complement the City of Orange Township's downtown. Also, create a mixed use district with a variety of land uses appropriate for Main Street. The Redevelopment plan includes the parcels on both sides of Main Street, High Street to the East and West and West Orange to the West.

This is a non-condemnation Redevelopment area. The development consists of Block 2201 Lots 1,25,26; Block 2301, Lots 1,35,36,37,38,39,48; Block 2401 Lot 15; Block 2502 Lot 10,11,12,13,14,15,16,17; Block 2503 Lot 14,15,16,17,18,19,20,21,22; and Block 2602 Lots 9,13,14,15. The Existing land uses consist of 31 parcels: twenty (20) commercial, three (3) residential, three (3) institutional, three (3) parking and two (2) mixed-use.

Goals and objectives of the plan consist of:

- Increase Vibrancy of the Redevelopment Area and promote Smart Growth
- Incentivize and spur Economic Growth
- Promote Main Street as a destination place
- Promote sustainability.
- Address circulation issues and increase accessibility
- Preserve and protect the historic characteristics of existing building along Main Street
- Develop Vacant and Underutilized properties
- Improve public utilities

This plan envisions to revitalize the redevelopment and is based on three important aspects that are physical development, socio-economic development and environmental. The proposed land uses for this plan are mixed use, high density and sustainable development, along with provisions for post-pandemic needs.

The development regulations consist of permitted uses, bulk standards, and other regulatory requirements which specifically define the Redevelopment Area. The Planning Board should have authority to grant waivers from the design and development standards of the plan.

Member Faustin asked why the Upper Main Street Redevelopment is only permitted up to 6 stories building height. Ms. Atre explained that with the density bonus, the buildings can go up to 8 stories high.

Council Vice-President Eason and Member Mobley asked for clarification if existing businesses would be required relocated. Ms. Atre stated that the plan provides relocation assistance, however, the plan is considered non-condemnation.

Member Mobley inquired about the parking requirements in the plan, Ms. Atre stated the below:

1 Bedroom and Studio units - .5 space per unit

2 Bedroom - .8 space per unit

3 Bedroom and above- 1 space per unit

Commercial units – 1 space per 300sqf

Board Professionals

Gerard Haizel, Board Planner stated the plan is a continuation of the Main Street Redevelopment plan. Furthermore Mr. Haizel also stated that the plan was highly recommended in the Master Plan.

Motion by Member Mobley and **seconded** by Member Bennett to open public comment. All in favor.

No comments from the public.

Motion by Member Mobley and **seconded** by Member Bennett to close the public comment. All in favor.

Motion to recommend to City Council the approval of the Upper Main Street Redevelopment and Rehabilitation plan by Vice-Chair Jones **seconded** by Council Vice President Eason.

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

Those Opposed: None

Not Voting/Abstained: None

Those Absent: None

Motion Passes 8-0-0

Old Business: Chairman Holmes inquired about the status of pending lawsuit against the Planning Board. Attorney Wenzel proposed an Executive session to further discuss. Council Vice President Eason requested to have an Executive session on the next Planning Board meeting April 28th, 2021.

New Business: Chairman Holmes inquired about the new board members class to be taken. Instructions for registrations will be given to all members who may be interested.

Motion to adjourn by Vice-Chair Jones and **seconded** by Council Vice-President Eason. All in favor.

Next regular scheduled meeting for Wednesday, April 28th at 7:30 p.m. via virtually using Zoom Meeting.

Prepared By: Alexandra Reyes