

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

MEETING MINUTES
JULY 28, 2021

Chairperson Dwight Holmes called the July 28, 2021 City of Orange Township Planning Board Meeting to order at 7:31 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 (arrived 7:49), Enock Faustin, Chris Mobley (arrived 7:37), Sharanda Bennett, Vice-Chair 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: None

MINUTES:

Motion made by Member Bennett and **seconded** by Council Vice-President Eason to approve the May 26th, 2021 minutes as distributed.

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

Those Opposed: None

Those Absent: Member Onyuike, Member Mobley

Those Abstained: None

Motion carries 6-0-2-0

Memorialize Resolution #21-02 Scotland Holdings RSBRM Urban Renewal (448 Scotland Road)

Motion made by Vice- Chair Jones and **seconded** by Mayor Warren to Memorialize Resolution #21-02.

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

Those Opposed: None

Those Abstained: Member Bennett, Member Faustin

Those Absent: Member Onyuike

Motion carries 5-0-2-1

Peek Properties (276 Reock Street) Major Subdivision application

Attorney Reginald Jenkins, Esq. of McCusker, Anselmi, Rosen & Carvelli, P.C., represented the applicant PEEK Reock I Owner Urban Renewal, LLC. The application submitted before the Planning Board is to consolidate multiple lots identified as Block 2804, Lots 1,2,9,10 and 11. The applicant was previously granted Preliminary and Final Site Plan approval in December 2019. However, the approval did not include the consolidation of the lots. The development is currently underway. There are no changes to the material terms that were granted previously.

Mayor Warren asked if there are any improvements on the lot currently. Attorney Jenkins stated that work has commenced.

Witness #1- Jonathan Sagalow was sworn in as the Project Manager of PEEK Reock I. Mr. Sagalow addressed Mayor Warren question stating that work has commenced with a current structure of a 50-unit building. The structure is currently built up to the 6th floor of the proposed development. The structure currently stands on all 5 lots.

Attorney Jenkins also stated that the lots are in common ownership.

Board Professionals

Rich Wostbrock, Board Engineer was sworn in to provide testimony. He stated that application is a consolidation of the lots which was an oversight not included on the previous application, furthermore his recommendation was in favor of the consolidation.

Gerard Haizel, Board Planner was absent.

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

No comments from the public.

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

Motion made by Vice-Chair Jones and **seconded** by Member Bennett to approve the merger of the 5 existing lots that are part of the PEEK Properties 276 Reock Street Major Subdivision application into 1 lot. In addition, copies of the proposed merger documents are to be provided to the Board Attorney for review and approval.

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

Those Opposed: None

Those Abstained: None

Motion carries 8-0-0

Old Business: None

New Business: Amendment to the Central Valley Redevelopment Plan

City Attorney Aaron Mizrahi presented on behalf of the administration the Amendment to the Central Valley Redevelopment Plan to include Block 4009/Lot 1, currently owned by New Jersey Transit Corporation in District 4. The property is currently designated as train tracks, furthermore the owner has requested that the city re-designates the property as part of District 4 rather than Train Tracks in order to permit development. The proposed Amendment has been introduced before the Municipal Council and approved on first reading and is scheduled for second reading on the August meeting. Attorney Mizrahi asked for comments that the Planning Board Members may have.

Attorney Mizrahi presented a copy of the Ordinance 34-2021 to the Board Members as well as a presentation of the location of the lot. A copy of the ordinance was also distributed to the Board Members via email.

There were no comments from the Board.

Motion made by Mayor Warren and **seconded** by Vice-Chair Jones to instruct the Board Attorney to draft correspondence and forward it to the City Clerk indicating that there were no formal comments from the Planning Board Members after it was duly presented to the Board.

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

Those Opposed: None

Those Abstained: None

Motion carries 8-0-0

Motion to adjourn by Member Bennett and **seconded** by Member Mobley. All in favor.

Meeting adjourned at 8:37 p.m.

Next regular scheduled meeting for Wednesday, August 25th, 2021 at 7:30 p.m. via virtually using Zoom Meeting.

Prepared by: Alexandra Reyes