

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

**MEETING MINUTES**  
**AUGUST 25, 2021**

Chairperson Dwight Holmes called the August 25, 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](http://www.ci.orange.nj.us)) as well as the local newspaper "Transcript."

*Board Members Present:* Callistus Onyiuke, Chris Mobley, Sharanda Bennett, Vice-Chair Antoinette Jones, Council Vice-President Eason, Mayor Dwayne D. Warren (Arrived 7:34 PM) Chairman Dwight Holmes.

*Board Members Absent:* Enock Faustin

*Professionals Present:*  
Gerard Haizel, Board Planner  
Alexandra Reyes, Board Secretary  
Joseph Wenzel, Board Attorney

*Professionals Absent:*  
Rich Wostbrock, Board Engineer

Correspondence: None

**MINUTES:**

**Motion** made by Council Vice-President Eason and **seconded** by Member Bennett to approve the July 28<sup>th</sup>, 2021 minutes as distributed.

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

Those Opposed: None

Those Absent: Member Faustin, Mayor Warren

Those Abstained: None

Motion carries 6-0-2-0

**Memorialize Resolution #21-07 PEEK Development LLC 276 Reock St- Major Subdivision.**

**Motion** made by Vice-Chair Jones and **seconded** by Council Vice-President Eason to Memorialize Resolution #21-07.

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

Those Opposed: None

Those Abstained: None

Those Absent: Member Faustin

Motion carries 7-0-0-1

**Central Valley Redevelopment Amendment- Resolution #376-2021**

Attorney Aaron Mizrahi, on behalf of the administration presented the proposed amendment to the Board Member for comments and recommendations. The amendment is intended to accommodate the relocation and construction of a public electrical and natural gas utility facility and ancillary improvements. Attorney Mizrahi presented Exhibit A to the Board as shown on Resolution #376-2021.

Board Attorney Wenzel addressed the board stating that he had the opportunity to review the proposed amendment. Furthermore, Attorney Wenzel stated that PSE&G will have to submit an application to the Board for site plan approval at a future time for the proposed.

**Board Professionals**

Gerard Haizel, Board Planner was present for the proposed amendment. No comments made.

**Motion** made by Vice-Chair Jones and **seconded** by Member Bennett authorizing Board Attorney Wenzel to draft correspondence to recommend to City Council the approval of the Amended Central Valley Redevelopment Plan for the PSEG use.

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

Those Opposed: None

Those Abstained: None

Motion carries 7-0-0

**Old Business:** None

**New Business:**

Council Vice-President Eason brought up the Ordinance 14-2021 Cannabis requesting information on proper presiding for the Planning Board input to bring Cannabis to Orange.

Attorney Wenzel stated generally every zoning ordinance that is proposed by the Municipal Council should be by statue referred to the Planning Board for review and comments. After first reading the ordinance should be referred to the Planning Board for comments. After the Board has provided comments, correspondence should be drafted to the City Council. Once comments are received by City Council, they will determine whether or not those comments should result in a change to the ordinance at the time of the second reading.

Member Bennett asked what happens if there is a proposed amendment and the Board is not given an opportunity for comments. Mayor Warren answered Member Bennett stating that the amendment would not be valid.

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

Meeting adjourned at 8:19 p.m.

**Next regular scheduled meeting for Wednesday, September 22<sup>nd</sup>, 2021 at 7:30 p.m. via virtually using Zoom Meeting.**

**Prepared by: Alexandra Reyes**

