

PLANNING BOARD

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

MEETING MINUTES

JANUARY 27, 2021

Chairperson Dwight Holmes called the January 27, 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 (arrived 7:56 pm), Chris Mobley (arrived 7:42pm), Sharanda Bennett, Antoinette Jones, Council Vice-President Eason (arrived 7:38 pm), Mayor Dwayne D. Warren, Chairman Dwight Holmes,

Board Members Absent: None

Professionals Present:
Rich Wostbrock, Board Engineer
Gerard Haizel, Board Planner
Laquana Best, Board Secretary
Aaron Mizrahi, Acting Board Attorney

Correspondence: None

Reorganization Meeting:

Nomination made by Mayor Warren for Member Holmes to be Chairman. Seconded by Council Vice-President Eason.

Motion to close nominations. All members in agreement. Nominations closed for Chairman.

Council Vice-President Eason made a motion for Member Holmes to be the Chairman and it was seconded by Member Jones.

Those in Favor: Member Onyiuke, Member Bennett, Member Jones, Member Eason, Mayor Warren, Member Holmes

Those Opposed: None

Those Absent: Member Faustin, Member Mobley

Motion passes: 6-0-2

Motion made by Mayor Warren to open nominations for Vice-Chairperson and seconded by Council Vice-President Eason.

Motion made by Council Vice-President Eason to nominate Member Jones to be Vice-Chairperson. No second is needed.

Motion made by Mayor Warren to close nominations and seconded by Council Vice-President Eason.

Motion made by Council Vice-President Eason and seconded by Council Vice-President Eason for Member Jones to be Vice-Chairperson.

Those in Favor: Member Onyiuke, Member Bennett, Member Jones, Member Eason, Mayor Warren, Chairman Holmes

Those Opposed: None

Those Absent: Member Faustin, Member Mobley

Motion passes: 6-0-2

Motion made by Vice-Chair Jones to accept the 2021 Planning Board Meeting Schedule and **seconded** by Council Vice-President Eason.

Discussion on the December date. The date for the meeting will be December 22nd instead of 29th.

Motion withdrawn by Vice-Chair Jones and **seconded** by Mayor Warren.

Motion made by Vice-Chair Jones and **seconded** by Council Vice-President Eason to accept the amended 2021 Planning Board Meeting Schedule with the correction of the meeting date for December 2021.

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

Those Opposed: None

Those Absent: Member Faustin, Member Mobley

Motion passes: 6-0-2

Resolution 01-2021 appointing Alexandra Reyes as Planning Board Secretary

Motion made by Council Vice-President Eason and **seconded** by Vice-Chair Jones to approve resolution 01-2021.

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

Those Opposed: None

Those Not Voting: None

Those Not Present: Member Mobley, Member Faustin

Motion passes: 6-0-0-2

Resolution 02-2021 Approving Joseph Wenzel, Esq. as Board Attorney

Motion made by Mayor Warren and **seconded** by Member Bennett to approve resolution 02-2021.

Those in Favor: Member Bennett, Member Onyiuke, Mayor Warren, Vice-Chair Jones, Chairman Holmes

Those Opposed: None

Those Not Voting: Council Vice-President Eason

Those Not Present: Member Mobley, Member Faustin

Motion passes: 5-0-1-2

Resolution 03-2021 Approving Gerard Haizel, PP, AICP of Nishuane Group as Board Planner

Motion made by Council Vice-President Eason and **seconded** by Vice-Chair Jones to approve resolution 03-2021.

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

Those Opposed: None

Those Not Voting: None

Those Not Present: Member Mobley,

Motion passes: 7-0-0-1

Resolution 04-2021 Approving Rich Wostbrock, PE, CME of CP Engineers NJ, LLC as Board Engineer

Motion made by Vice-Chair and **seconded** by Council Vice-President Eason to approve resolution 04-2021.

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

Those Opposed: None

Those Not Voting: None

Those Not Present: Member Mobley,

Motion passes: 7-0-0-1

MINUTES:

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

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

Those Opposed: None

Not Voting/Abstained: Member Bennett

Those Absent: Member Mobley

The motion carried 6-0-1-1.

Upper Main Street AINS Presentation by Nishuane Group

Simran Riar, Junior Associate at Nishuane Group presented the Area In Needs Study for Upper Main Street. The purpose of the study was explained and how redevelopment plans benefit the city. This study is a non-condemnation plan and therefore, eminent domain will not be used. The purpose of this study is to determine whether the area will need redevelopment and/or rehabilitation.

The study contains thirty-one (31) parcels and is within the North and West Wards of the City of Orange Township. The criteria was described for the Area in Need of Redevelopment. The study incorporates a block by block analysis of all properties in question.

The conclusion found is that all of the parcels that lie therein meet at least one criterion of the LRHL statutory criteria. The study area has a large commercial component, with residential and public uses supporting and/or being supported by these businesses. It is recommended that a Redevelopment Plan also be initiated for Upper Main Street to open up pathways to repairs, improvement of conditions and to better facilitate the growth of the area by outlining goals for future development.

Motion made by Vice-Chair Jones and **seconded** by Member Bennett to approve Upper Main Area in Need Study presentation.

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

Those Opposed: None

Those Absent: None

Motion carries: 7-0-0

Old Business

None

New Business

Resolution Case # 17-03 Approving 1-year extension preliminary an final site plan approvals and variances (Orange Housing Development Corporation) (2nd extension)

Marsha Moore, Esq. represented the applicant requesting the 2nd extension for this particular case. Due to Covid and other setbacks, as per MLUL, the applicant is requesting another extension to complete their project.

Motion made by Vice-Chair Jones and **seconded** by Member Bennett to approve 2nd extension request for a one year extension.

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

Those Opposed: None

Those Absent: Member Mobley, Member Faustin

Motion carries 6-0-2.

Motion to adjourn by Council Vice-President Eason and seconded by Member Bennett to adjourn. All in favor. None opposed. Meeting adjourned at 7:59 p.m.

Next regular scheduled meeting for Wednesday, February 24, 2021 at 7:30 p.m. via remotely using Zoom Meeting.

Prepared By: Laquana Best