

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

**MEETING MINUTES**  
**NOVEMBER 29, 2021**

Chairperson Dwight Holmes called the November 29, 2021 City of Orange Township Planning Board Meeting to order at 7:34 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:* Enoch Faustin, Chris Mobley, Council Vice-President Eason, Mayor Dwayne D. Warren, Vice-Chair Antoinette Jones, Chairman Dwight Holmes.

*Board Members Absent:* Sharanda Bennett, Callistus Onyiuke

*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 Council Vice-President Eason **seconded** by Member Faustin to approve the October 27, 2021 minutes as distributed.

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

Those Opposed: None

Those Absent: Sharanda Bennett, Callistus Onyiuke

Those Abstained: Vice- Chair Jones, Member Mobley

Motion carries 4-0-2-2

**Memorialize Resolution for Case# 20-10 564 Forest Urban Renewal LLC - Preliminary and final Major Site Plan approval.**

Motion made by Member Faustin second by Mayor Warren to approve Case #20-10 memorialized resolution for Preliminary and final Major Site Plan Approval

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

Those Opposed: None

Those Absent: Sharanda Bennett, Callistus Onyiuke

Those Abstained: Vice- Chair Jones, Member Mobley

Motion carries 4-0-2-2

**Case# 21-10 VA 100 Main LLC, 92-112 South Main Preliminary and final Major Site Plan approval.**

Attorney Wendy Berger on behalf of the applicant The Applicant, VA 100 Main LLC, requests preliminary and final site plan approval for the construction of a 6-story multi-family building with 70 ft in height containing 307 apartment units and 365 Parking Spaces. Lot consolidation of the nine lots is proposed. Block 3002 Lot 6,7,8,9,10,11,12,13 and 14. No deviation for apartment size will be required.

The project site is located in Main Street Redevelopment Plan (MSRP) - Area C. Residential mid-rise are permitted uses in the MSRP-Area.

Board Attorney Wenzel stated that he has reviewed this application, the applicant met the requirements of proper notice and statutory requirements to be presented before the Planning Board.

**Witness/Expert #1** John Saracco ,was sworn in as the Architect for the Applicant. Mr. Saracco confirmed his review of the Main Street Redevelopment and Rehabilitation plan zone adopted March 3<sup>rd</sup> 2020 by the City of Orange Township.A1 Active Goggle Map display were presented

to the Board showing location and surrounding areas of the proposed. The redevelopment zone allows for 10 story building however the applicant is proposing a 6 story building. Gross building Area of 443,195 Sqft is proposed.

The residential units will consist of:

- 37 Studios
- 101 Studios with alcove
- 58 1 Bedroom
- 40- 1 Bedroom with study
- 65- 2 Bedroom
- 6- 2 Bedroom with studio

Totaling: 307 Residential units in floors 1 thru 5.

Fully enclosed parking spaced proposed as followed:

- 88 compact spaces 8ft x 16ft
- 20 Private garages 12ft x 20ft
- 257 Regular parking – ADA parking are included.

Totaling: 365 parking spaces, including charging stations.

Controlled entrance to the parking is proposed. 5 elevators are proposed with 4 reaching the parking level. Security system thru out the building is also proposed. Entrances are proposed thru South Main street and Prince Street. Trash compactors are proposed on the Ground floor, Architect Saracco stated the trashed will be picked up by private hauler company. Architect Saracco presented the Business Center 2,200 sqft unit proposed for the tenants not for leasing. The lobby/ lounge are proposed with a 24-hour concierge.

Architect Saracco presented the second floor showing a pool, cinema dedicated for tenants only at 1,000sqft, pet room, virtual game room, social lounge court yard, 1,600sqft gym, 575 sqft yoga room as well as residential units. All amenities are for tenant's recreation not for leasing. Impervious coverage variance is requested. Fire official report Captain John Petroccia was address by applicant Architect Saracco stated applicant will comply with all required code. There are no commercial units proposed for the project. The 6<sup>th</sup> floor also proposes an amenity terrace for the tenants. Variances for rear yard and side yard set back, building coverage, deviation on maximum building coverage. Architectural drawings were marked as A2.

Member of the Board had questions in regards to pick up and drop off area for tenants, roof top enclosed unit, private hauler pickup area, parking space assigned to tenants with no additional fees.

All of the Member concerns were addressed by Architect Saracco.

**Witness/Expert #2-** Brian Grant was sworn in as the Applicant Engineer. A3 Site plan exhibit not submitted to the board was presented. 14ft sidewalk along S Main St. proposed to be reconstructed as sidewalk improvement. 8x40 space designated for loading area along Main Street. 20 ft driveway on Prince St and a 20 ft driveway along S Main street. Engineer Grant presented the proposed 8" SDR-35 OVC Sanitary Lateral 33.0 LF connection to 8" Sewer along South Main, 6" Sanitary Cleanout, New precast construction manhole. With respect to electric and Storm Water Storage proposed along Prince street. Storm water runoff rate is being reduced for the environmental benefits as per Engineer Grant. A4 was presented by Engineer Grant which were submitted to the board at the time of initial application, plans showing a last revision date of November 18<sup>th</sup>. Engineer Grant described to the Board the parking Area showing 12 ADA required, he also stated applicant meets all required parking for the proposed. Bicycle storage is proposed as required by the redevelopment plan located on the left side of the site with space for 27 bicycles. Engineer Grant also presented the lighting plan as shown on Exhibit A4. With respect to Landscaping 12 shade trees are proposed 6 along S. Main St. and 6 along Prince St. Winter green boxwood shrubs are also proposed along S. Main St.

Board member asked questions in regards to:

129 Parking spaces not used as shown on the Board engineers report.

Clarification on the car port area purpose

Tree selection proposed- No Oaks or Maples are proposed; dogwood trees are proposed if allowed by the redevelopment plan.

Parking

All comments were addressed by Engineer Grant and Attorney Berger.

**Witness/Expert #3-** Elizabeth Dolan was sworn in as the Applicant Traffic and Parking Engineer. Engineer Dolan presented the Traffic and Parking report dated November 12, 2021 marked as A5 which was submitted to the Board. Formal traffic count was conducted at the nearby intersection of Park and Hickory St. during the morning and evening periods. The Vehicular traffic counts were conducted on Wednesday, September 8, 2021 as testified by Engineer Dolan. The operational conditions pre and post development to be comparable which indicates that there is no negative impact associated with the proposed development as testified by Engineer Dolan. No negative impact is associated with the proposed parking as stated by Engineer Dolan.

Board member asked questions in regards to:

Traffic volume increase and safeguard for the pedestrians.

All Members questions were addressed by Engineer Dolan and Attorney Berger.

Motion for 3-minute recess by Council Vice-President Eason second by Member Mobley

All in favor

**Witness/Expert #3** John McDonough was sworn in as the applicant Planner. A6 exhibits with 6 slides presented to the Board by Mr. McDonough. Zone district was presented by Mr. McDonough showing the MSRA-C area. Applicant seek setback relief along the funeral home side of the proposed. FAR is below the allowed. Building Coverage relief is requested by the applicant as stated by Mr. McDonough. No substantial adverse impact is proposed by the applicant.

Board Member asked questions regarding:

Sustainability of the green building elements.

Building Security- Camera system- Concerns were addressed by Architect Saracco.

Air circulation thru out the building- Concerns were addressed by Architect Saracco.

All concerns were addressed by Mr. McDonough and Attorney Berger

### **Board Professionals**

Gerard Haizel, Board Planner was sworn in to provide testimony. There are 3 deviations being requested from the redevelopment plan by the applicant. Rear yard setback requiring 10ft applicant is proposing 0 ft, Side yard setback required at 5ft applicant is proposing 0ft impervious coverage required at 90% applicant is proposing 94.42%. Deviation 0ft setback along the rear of the property. Board Planner recommended to the board that as part of the condition of approval the applicant identifies on the resolution that the 236 parking spaces will be utilized by the proposed development. Unit size retirements were met.

Attorney Berger stated the applicant is willing to comply with the recommendations of the Planner with respect to the Parking spaces designation.

Rich Wostbrock, Board Engineer was sworn in to provide testimony. Board Engineer stated that the assignment of parking should be stated in the resolution as a conditional of approval. Clarification was made by the Board engineer that the applicant is requesting side yard deviation

for the full side of the building not just partial. Balcony and canopy encroachment in the right-of-way to be removed was proposed by the Board Engineer.

Architect Saracco stated applicant will be willing to adjust the size of the balcony. Furthermore, Architect Saracco stated that this will not

Board Attorney Wenzel, stated that the applicant would either remove the balcony from the right-of-way at the time of resolution compliance, furthermore is not up to the board jurisdiction to grant approval for the encroachment in the right-of-way.

Attorney Berger stated that the applicant will comply with the condition of approval to seek approval from the city for the encroachment of the right-of-way or the plan be modified to the satisfaction of the Board engineer such that there is no encroachment.

**Motion** by Council Vice-President Eason and **seconded** by Member Mobley to open public comment. All in favor.

No comments from the public.

**Motion** by Member 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 Mayor Warren to approve Preliminary and final Major Site Plan and Lot merger for case #21-10 92-112 South Main Street with deviations for minimum side yard set backs, rear yard set back and maximum building coverage. As a condition of approval applicant will comply with the recommendation of the board experts as detailed in the Planners report dated November 22, 2021 and Board engineers report dated November 24<sup>th</sup>, 2021. The applicant will also work with City officials to provide a plan to facilitate pedestrian crossing between the development and the bus stop. The applicant should clearly identify the number of parking spaces allocated for the building residents and not lease the spaces to the public. The applicant will remove all encroachments of the public right-of-way.

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

Those Opposed: None

Those Absent: Sharanda Bennett, Callistus Onyiuke

Those Abstained:

Motion carries 5-0-2-0

Old Business:

New Business:

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

Meeting adjourned at 11: 45 p.m.

**Next regular scheduled meeting for Wednesday, December 22 , 2021 at 7:30 p.m. via virtually using Zoom Meeting.**

**Prepared by : Alexandra Reyes**