

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

MEETING MINUTES
MACH 23, 2022

Chairman Homes called the March 23, 2022 City of Orange Township Planning Board Meeting to order at 7:36 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: Enock Faustin, Callistus Onyuke, Chris Mobley, Council Vice-President Eason, Mayor Dwayne D. Warren, Vice-Chair Antoinette Jones, Chairman Dwight Holmes.

Board Members Absent: Sharanda Bennett

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

Correspondence: Email from Zoning Board Secretary Joyce Lanier with a list of approved cases for 2021.

MINUTES:

Motion made by Member Mobley seconded by Council Vice-President Eason to approve the February 23, 2022 minutes as written.

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

Those Opposed: None

Those Absent: Member Bennett

Those Abstained: Vice-Chair Jones

Case #21-12 Public Service Electric and Gas Corp – 536 Freeman Street Preliminary, Final Major Site Plan approval and consolidated approval.

Attorney Karl Kemm presented the carried application on behalf of the applicant Public Service Electric and Gas Corporation. The applicant revised the aesthetics of the building, as requested by the Board the applicant held a Community meeting on February 3rd, 2022 to receive input from the public on the exterior of the project. The Applicant has taken the comments in to consideration and submitted revised rendering as well as updated landscape rendering.

Witness/Expert #2- Mark Oquist was sworn in as the Applicant Architect. Architect Oquist presented exhibit B1 with 6 slides submitted to the Board on March 14th. Perimeter wall design was revised. Additional lighting was added as requested during the Community meeting. Canopy over the doors, signage to the wall, flowering trees. On the South Jefferson and Forest St corner canopies over the doors and windows were added along with additional lighting for more street level interaction. The material of the façade were changed, added stop bars signs to enhance pedestrian's safety. Street furniture is also conceptualized on the Corner of South Jefferson and Forest St.

Exhibit B2- East End of the perimeter wall (Forest Street Daytime) Neighborhood signage Valley Arts District. To show the impact of pedestrian safety Architect Oquist presented the rendering showing a nighttime view of the same showing the lighting on all sides of the perimeter wall.

Exhibit B3- Shows the Forest street frontage at night with proposed lighting.

Board Professionals

Rich Wostbrock, Board Engineer was sworn in to provide testimony. Mr. Wostbrock stated that the changes improve the visibility of the intersections, the canopy could extend to the property line and should be cautioned.

Attorney Kemm stated the applicant will provide revised measurements to insure the canopy do not encroach the property line.

Gerard Haizel, Board Planner was sworn in to provide testimony. Mr. Haizel stated the applicant made favorable changes to the aesthetic. The incorporation of the Art gives it a wonderful opportunity for local artist to incorporate cultural assets.

Board member Mobley asked if the site is considered a Brownfield site, Attorney Kemm stated it is not.

Motion to open public portion by Member Faustin seconded by Council Vice- President Eason. All in favor. None opposed.

Aisha Samuel – 401 Highland Terrace

- Construction noise, construction time frame

Christian Uhl – 540 Freeman St (Business location)

- Height of the wall, planting, design.

James Ward – 743 Haxton Ave

- Concern in regards to the design of the site, lighting.

Carlos Figueiredo – 400 South Jefferson St (Business location)

- Design concerns

Jody Leight- 219 South Essex Ave

- Location of the site.

Brenda Montgomery- 572 Forest St

- Height of the walls, safety for pedestrian.

Kate Dodd- 475 South Jefferson

- Concerns on the appearance

Volora Howell –

- Concerns on the design of the structure

Chantal Wilson- 765 Vose Ave

- Parking concerns

Kweli Campbell- 552 Argyle Ave

- Employment for the community, height of the wall, safety of the unmanned site.

Sharnita Johnson- 475 South Jefferson

- Design concerns

A Manuel- 152 Heywood Ave

- Design concerns

Janis Bloomgard - 765 Valley St

- Location of the site, design concerns.

Ali Baker- 475 South Jefferson St

- Concerns in regards to the design of the façade

Terry Boddie – 400 South Jefferson St

- Design concerns

Josh Uhl – 540 Freeman St (Business location)

- Design concerns

Tyrone Tarver- 258 Ogden St

- Design concerns

Sarah Howell – 35 Cleveland St

- Public input concerns

Motion to close public portion by Member Faustin seconded by Council Vice- President Eason.

All in favor. None opposed.

Motion made by Vice- Chair Jones seconded by Member Mobley to approve Preliminary, Final Major Site Plan approval and consolidated approval with a waiver from the City's recycling provisions Case #21-12 Public Service Electric and Gas Corp as a condition of approval applicant will comply with the recommendation of the Board Experts applicant will also work with Board Experts, The City, and Community organizations on the details of the lighting design and Art installation, and the Landscape design to align it with Valley Art District.

Member Faustin raised concerns in regards to the impact of the facility in the event of natural disasters, flood, impact on the electrical equipment proposed for the site.

Council Vice-President addressed the public on their concerns with regards to the need for the facility as well the Board active input on this application.

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

Those Opposed: None

Those Absent: Member Bennett

Those Abstained: Member Mobley

Motion carries 6-1-0-1

Old Business: Due to the amount of cases approved by the Zoning Board, no need for a joint meeting with the Planning Board.

New Business: The Financial Disclosure link will be provided in the next two weeks.

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

Meeting adjourned at 9: 52 p.m.

Next regular scheduled meeting for Wednesday, April 27, 2022 at 7:30 p.m. via virtually using Zoom Meeting.

Prepared by : Alexandra Reyes.