

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

MEETING MINUTES
MAY 25, 2022

Chairman Homes called the May 25, 2022 City of Orange Township Planning Board Meeting to order at 7:35 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: Sharanda Bennett resumed connection 7:38 p.m., Enock Faustin, Callistus Onyiuke, Chris Mobley, Council Vice-President Eason, Mayor Dwayne D. Warren, Chairman Dwight Holmes.

Board Members Absent: Vice-Chair Antoinette Jones

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 Mobley seconded by Council Vice-President Eason to approve the April 27, 2022 minutes as written.

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

Those Opposed: None

Those Absent: Vice- Chair Jones

Those Abstained: None

Motion carried: 7-0-1-0

Case# 22-01 187 Oakwood Ave -Proposed Living Room Extension

Attorney Brian Daly represented the applicant Lucy George. Attorney Daly provided his introduction to the project stating that the applicant proposes to construct an addition to the existing single-family home.

Witness/Expert #1- Miguel Hernandez was sworn in to provide testimony. Architect Hernandez is the Vice-President at Crater Architect PC, licensed in the state of NJ, NY, and PA. Mr. Hernandez has been working on the 187 Oakwood Ave project since 2020, he has revised the architectural plans to reflect the variance for insufficient lot area, lot width, and minimum side yard setback. The extension is proposed in the rear of the property. Latest revision made to the plans reflect a date of May 9, 2022. The existing Building Square footage is 874 Sf, the proposed addition is 567 Sf. The zoning chart was updated to reflect the Max Building Coverage and Max Impervious coverage not requesting deviations. The side yard setback is proposed at 3' on right side where 5' min is required and 4' side yard setback on the left where 5' min is required. The lot is an existing non-conforming lot and the applicant is seeking a deviation. The proposed addition does not have concrete foundation, only piers are proposed. Due to the proximity of the wall to the neighboring property the applicant is proposing a UL W408 2 Hour fire rated wall.

Witness #2- Lucy M. George was sworn in to provide testimony. Lucy George is the Owner of 187 Oakwood Ave. Attorney Daly asked Ms. George asked if Ms. George requested back in February 2020 permits to do an addition of the rear of the property she stated she did. Ms. George received permits to construct the proposed addition. Ms. George stated that the construction was inspected by city officials from the Building Department, the inspector requested for the pillars to be moved by 1' away from the property. Ms. George Stated that at the time of the third inspection a stop work order was issued by the Building Inspector. Attorney Daly asked Ms. Lucy to describe the existing structure, Ms. Lucy stated that on the first floor, there is a kitchen and a living room, porch area and no bathrooms, second floor consist of three bedrooms, small storage area and one bathroom.

Mayor Warren asked the applicant if the inspection indicated any deficiencies in the construction? Ms. Lucy stated there were none.

Member Faustin asked Board Secretary Reyes if she received a report of the inspection for this project, Board Secretary Reyes stated she did not as it was not a requirement for this application, however as Technical Assistant to the Construction Official she is aware of the inspection that took place for this construction.

Mayor Warren asked if the applicant has complied with Board Professionals' reports. The Board professionals' reports were emailed to the Applicant, Attorney Daly and professionals.

Board Professionals

Rich Wostbrock, Board Engineer was sworn in to provide testimony. Mr. Wostbrock stated that his letter is dated May 10th where the architect presented the existing non-conforming structure. Mr. Wostbrock asked the applicant if the addition is proposed for any additional bedroom, Ms. Lucy stated it is not proposed for additional bedrooms. Based on Ms. Lucy response, Mr. Wostbrock stated the parking would not be impacted.

Mr. Wostbrock asked the Architect if the proposed is up-to Building code for Building Safety. Architect Hernandez stated that the plans were not changed from the initial proposal for which the Building permits were granted.

Member Faustin asked what was the nature of the stop work order, Mr. Wostbrock stated he is not aware of the nature of the stop work order.

Member Mobley asked Board Secretary if she is aware of any open violations for Building Department and if they have been satisfied. Board Secretary Reyes stated that there are no open violation; the matter is specifically zoning issue. The applicant is in front of the Board for compliance of the Zoning Code, not for Building safety issues.

Gerard Haizel, Board Planner was sworn in to provide testimony. Mr. Haizel stated the applicant is in front of the Board for not meeting requirements of the Central Orange Redevelopment Plan District E. The existing building is undersized; the applicant seeks deviation for the existing conditions of the building. The conditions will continue to exist even if the applicant does not proceed with the additions. The applicant is following the existing lot lines which is recommended and ideal. When looking at the property from the front the addition is not visible because it follows the existing building lines.

Mr. Haizel stated that from a zoning perspective there is no issue with the multiple entrance on the addition as the applicant requested to have access to the basement door and not have to relocate the basement door. The addition is on pillars there for not providing access to the basement from the addition.

Council Vice President Eason asked if the parking would be impacted based on the addition, Mr. Haizel stated it does not.

- Does this present a hardship to any of the existing neighboring properties? Mr. Haizel stated no.
- Were the neighboring properties notified? As per the statute they were.
- What is the proposed use of the space? Ms. Lucy stated she does not have a dining room; she would like to have her family sit all together for dinner.

- Are there any violations that have not been cleared? There are no other violations at the property.
- As per Mr. Wostbrock there are no engineering reasons for this project not to move forward
- As per Mr. Haizel from a Planning perspective the application is complete.

Board Member Mobley asked the applicant how long will the project take for completion. Ms. Lucy stated 6 months.

Motion to open public portion by Member Mobley **seconded** by Member Faustin.
All in favor. None opposed.

Motion to close public portion by Member Mobley **seconded** by Council Vice- President Eason.
All in favor. None opposed.

Motion made by Member Bennett **seconded** by Council Vice- President Eason to approve Case # 22-01 187 Oakwood Ave Site Plan with Bulk Variance to construct an addition to the rear of the existing residence. Applicant is seeking variances for lot size, lot width and side yard setbacks as well as a deviation for non-conforming lot. Applicant agrees to apply for all required permits as well as comply with all Board Professionals reports.

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

Those Opposed: None

Those Absent: Vice-Chair Jones.

Those Abstained: None

Motion carries 7-0-1-0

Old Business:

Motion made by Faustin to approve additional dates for the Special meeting for July 12th and August 9th Planning Board Meeting second by Council Vice-President Eason.

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

Those Opposed: None

Those Absent: Vice-Chair Jones.

Those Abstained: None

Motion carries 7-0-1-0

New Business:

Courtesy Presentation for the Chestnut St Pump Station Permanent PFAS Design.

Ms. Sabriya Vicente was sworn in. Ms. Vicente is the project manager representing the consulting engineering firm AECOM for the project.

The Chestnut Street Pumping Station (CSPS) site located at 632 Beach Street Block 6201, Lot 1. The property is owned by the City of Orange and operated by Veolia.

AECOM performed a feasibility study to identify the most optimal permanent solution to achieve compliance with state regulatory limits for PFAS and developed a recommendation to Veolia/City for implementing permanent PFAS treatment. The recommendation is to replace the existing temporary IX system with a permanent granular activated carbon (GAC) treatment system. The project is currently in the design phase and its major components consist of the following:

- A new pre-engineered enclosure (approximately 94' L x 34'W x 31'H) constructed to house a proposed permanent PFAS (GAC) treatment system and in-line booster pumps. The permanent PFAS Treatment System will be constructed in the same location as the existing onsite trailer. The existing trailer will be relocated offsite.
 - Pre-procurement of new GAC treatment vessels and media (due to long lead time)
 - Relocation of existing onsite trailer
 - Installation of process and yard piping
 - Relocation of existing site drainage system as necessary
 - Installation of related electrical, instrumentation and control equipment
 - Possibility of outdoor, spent backwash storage tanks (a total of 2, each at approximately 14' diameter, 24' high)

Member Mobley raised questions in regards to project cost and time of completion.

Attorney Wenzel will draft correspondence to City Council on behalf of the Planning Board with comments for the Courtesy Review.

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

Meeting adjourned at 9:05 p.m.

Next regular scheduled meeting for Wednesday, June 22, 2022 at 7:30 p.m. via virtually using Zoom Meeting.

Prepared by: Alexandra Reyes.

