

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

**MEETING MINUTES**  
**JULY 27, 2022**

Chairman Holmes called the July 27, 2022 City of Orange Township Planning Board Meeting to order at 7:32 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:* Sharanda Bennett, Enock Faustin, Callistus Onyiuke, Chris Mobley, Council President Eason (Arrived 7:47PM), Mayor Warren, Vice-Chair Antoinette Jones, Chairman Dwight Holmes.

*Board Members Absent:*

*Professionals Present:*

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

Correspondence: None

MINUTES:

**Motion** made by Vice-Chair Jones **seconded** by Member Mobley to approve the July 12, 2022 minutes as written.

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

Those Opposed: None

Those Absent: Council President Eason (Arrived at 7:47)

Those Abstained: Member Bennett

Motion carried: 6-0-1-1

**Case #22-03 - PEEK Development Highland II 407-415 Highland Ave- Amendment to Case #20-07 Preliminary and Final Major Site Plan approval.**

Attorney Reginald Jenkins from Trenk Isabel Siddiqi & Shahdenian represented the Applicant, Peek Properties LLC. Peek Properties received Planning Board approval in December 2020 under Case# 20-07 for Preliminary and Final Major Site Plan approval allowing two multifamily building with 178 Units and 243 parking spaces as well as green space. First Building was approved at 138 units referred as Site A and 40 Units on Site B. Site A proposed amendments are on the 1<sup>st</sup> floor area inclosing the ground floor parking area, two new garbage shoots, and improvement of storm water management. For Site A with 138 units will remain the same, with respect to unit count. For the entirety of the project there will be an increase in parking spaces totaling in 309 parking spaces, 65 spaces will be dedicated for the use of the City. Site B designated as Block 4902 Lot 16 & 17 proposes a 5-story building with 102 units and 97 off-street parking spaces. Under the Lincoln Highland Redevelopment plan, this use is permitted.

The applicant is requesting a deviation for the proposed Canopy over the main entry on Site A extending 4ft out on to the setback. Deviation is required for a 10' front yard setback, where 15' is required. Deviation is required for a 5' Side Yard Facing Street where 10' is required. Increase in building coverage where 75 % is required and 81% is proposed, applicant request a deviation. The unit size comments referenced on the Board Engineers review are address in the Plans, which will be presented by the applicant professionals.

**Witness #1** Anthony D'Agosta- Architect was sworn in. Architect D'Agosta represented the applicant on the prior application in December 2020. The Architectural plans were labeled as Exhibit A1 with 60 pages with a revision on page . Modifications to Site A page E sheet C1.20 ground operates similarly as it was previously approved. The changes proposed on this sheet are as followed: Third elevator added, 1 additional trash shoot area, enclosed façade along Lincoln and highland on the parking area level. The glass proposed is for the purpose of heating the garage area for the tenants and improve overall occupancy of the building. The second half of Site A includes an open-air parking lot and a green space area, trash room, dog run area and a green space area preserving the existing trees.

Site B on the ground floor applicant proposes the parking area with increase of 97 parking spaces where 63 are required. Mechanical parking is also proposed on the ground floor as well as EV parking stalls. Lobby, mailroom, two elevators and package room are proposed on the ground level. Architect D'Agosta presented the colored exhibits showing a green buffer on two sides of Site A long the parking area and the green space along the open air parking space shown on page labeled as A-0.02.

Site B shows a green buffer along Lincoln and Highland. On the second floor of Site B the applicant proposes 24 residential units replicating on floors 3 thru 5. On the roof Architect D'Agosta presented the small terrace area with two elevator banks and mechanical equipment which is

not visible from the street. The building is fully ADA adaptable and fully sprinkled meeting fire prevention requirements. Architect D'Agosta presented the proposed canopy on Site A showing an extension of 4ft only around the lobby and entrance area. The proposed does not encroach into the pedestrian right of way. Transferable development rights apply to the floor area ratio, density and minimum open space.

*The apartment count and sizes are as listed below:*

12 - Studios – Area range 545 sf- 700 sf

66 -1 Bedroom – Area range 685 sf- 870 sf

24 - 2 Bedroom- Area range 940 sf – 1040 sf

Chairman asked question in reference to the reason for the encroachment on the 18 inches on the side of the building.

Mayor Warren requested to show the camera plan proposed for security of the building. The applicant did not show the plans proposed. Mayor Warren requested that this item be added as a condition of approval. The applicant agreed to comply with the requested as stated by Attorney Jenkins.

**Witness # 2** Soufiane El Moussi was sworn in as a Civil Engineer. Site A there has been no change to the Drainage design. On the open-air parking area there is a storm water drainage system of its own. Mr. El Moussi stated that the storm water system has been set to 3 different system described as Site A, Open air parking and Site B. The purpose of the 3 systems is to ensure that there will not be additional flow to Highland Ave system due to the proposed Site B. The Storm water detention system was significantly increased, the volume is as followed:

Site A – 43,700 gallons

Open air Parking – 64,000 gallons

Site B- 44,100 gallons

Site A, the lighting is utilizing existing lighting, wall mounted lights for pedestrian walkway as well as lighting for the canopy. On the Open-air parking area was presented by Engineer El Moussi same as presented by Architect D'Agosta.

Sheet C-B1.02 was identified as Exhibit A1(a) showing drive isle width at 22ft where it was originally 20ft. Stall were converted to compact stalls going from 9x18 to 9x16. Waiver is required for the stall size. The main reason for the proposed change in parking stall size was to provide a better turning radius for the mechanical stall and others. Design waiver is also required for the 22ft drive isle width. Fifteen EV stall are proposed. Six will be installed during construction, Six over the next 3 years, last 3 over the next 6 years. Drive Isle entrance was reduced to 15ft as per the Board engineers' comments. The driveway entrance is proposed as a one way, the other side is a two-way entrance showing a 24ft drive isle width size. Applicant complied with Viola request to have a water room rather than a water vault to ensure easier access to the meters without affecting the residents.

Engineer El Moussi presented the lighting design showing wall mounted lights and sufficient lighting around the parking area. 4ft fencing is proposed around the rear of the property, which was originally approved. Cherry blossom trees are proposed around Lincoln Ave and Highland Ave. Mr. El Moussi stated that from an engineering perspective the proposed Canopy and overhangs do not cause any impediment in terms of circulation onsite. The proposed canopy provide shade for pedestrians and the overhangs provide shade to the landscape buffers. He also stated that they have received and reviewed the Engineers report and are willing to comply with the recommendations.

Council President Eason asked if the parking spaces would be free of charge for the tenants. Applicant Attorney stated that the applicant is willing to provide one free parking space for the tenants. Council President requested that this item is added as a condition of approval.

**Witness #3** Elizabeth Dolan was sworn in as a Traffic Engineer. Ms. Dolan prepared the traffic study for the proposed the development. The study showed a conclusion that there is ample capacity in the adjacent roadway system to accommodate site-generated traffic and found that the site driveway would operate on acceptable levels. Concerning the amendment, Engineer Dolan stated that the March 28, 2022 report factored in the additional trip generation due to the increase of 62 units. The conclusion are the same as prior showing minimum impact in site traffic impact, there will be no changes in the operating levels on the adjacent roadway systems and that the site driveways will operate in the acceptable levels of service.

Board Members asked questions in regards to the safety of the parking access. Engineer Dolan stated that the parking has been designed to promote safe and efficient maneuver thru out the property as well as safe internal circulation thru out the project.

**Board Engineer** Rich Wostbrock was sworn in. Asked question to the Applicant Traffic Engineer Mrs. Dolan with regards to the size of the drive isle width to which she stated that they are acceptable at the proposed size due the development being proposed for residential use. Board Engineer also raised concerns in prohibiting the left turn movement in and out of the driveway. She stated that after updating her report and adding the trip generation she does not find any need to prohibit any turning movement on the side driveways as stated on her updated report.

**Board Planner** Gerard Heizel was sworn in. From a planning perspective the Canopy does add to the aesthetics value of the building providing details. Board Planner Mr. Heizel is supportive of the Canopy. He is pleased by the design on the landscape details on the open-air parking space.

**Motion** to open Public portion by Member Mobley **second** by Vice-Chair Jones.

All in favor.

Kathy Dowd- 406 Clarendon Pl.

Raised concerns in regards to drainage and overflow on Clarendon Pl. , privacy fencing around her property, accessibility for entrance to her driveway. All concerns were address by applicant Engineer El Moussi.

**Motion** to close public portion by Member Faustin **second** by Council President Eason.

All in favor.

**Motion** by Vice- Chair Jones **second** Council President Eason by to approve Case# 22-02 for Preliminary and Final Site plan approval with lot consolidation and Amendment to Case# 20-07 with variances for less front yard setback the required, less side yard then required and a variance for maximum building coverage where 75 % is required and 81 % is proposed. As a condition of approval applicant will comply with the recommendations of the Board Planner dated in the report July 19, 2022 and the report of the Board Engineer dated July 18, 2022. Applicant will work with the Board experts and city officials on acceptable landscaping, lighting and exterior security details such as cameras providing access to the City Police. Deviation on driveway isle width and size for design waver on parking stall size.

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

Those Opposed: None

Those Absent: None

Those Abstained: None

Motion carried: 8-0-0-0

### **Old Business:**

Board Members discussed the option of obtaining the applications digitally. Board members will provide notice to Board secretary individually if they would prefer the packets in a digital format.

Council President Eason asked if the Police and Fire department are attending the TRC meeting, concerns were address by Board Attorney Wenzel.

Council President Eason requested to ensure attendance of all Technical review committee members.

### **New Business:**

Recommendation to Re-adopt the Municipal Strom water management plan as stated in the letter addressed to the Planning Board dated July 27, 2022 provided by Remington and Vernick Engineers signed by Principal Regional Manger Mr. Terence Vogt and Project Manager and Engineer Mr. Joseph Barbadoro.

Attorney Wenzel addressed the Board stating that the City is under the NJDEP requirement to review the Storm water Plan per a consent order that was reached. Remington and Vernick were retained by the City to complete the review ensuring that the plan meets current NJDEP. The review was specific to see that the prior plan submitted and approved by NJDEP needs any

revisions, as a result of their review they have determined that the plan previously approved by NJDEP is still meeting all NJDEP requirements and therefore there is no need for additional changes.

**Motion** made by Vice-Chair Jones **second** by Council President Eason to readopt the Storm Water management plan as written with no changes.

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

Those Opposed: None

Those Absent: None

Those Abstained: None

Motion carried: 8-0-0-0

**Motion** to adjourn by Vice-Chair Jones and **seconded** by Member Bennett. All in favor.

Meeting adjourned at 9:51 p.m.

**Next Special meeting scheduled meeting for Tuesday, August 9, 2022 at 7:30 p.m. via virtually using Zoom Meeting.**

**Prepared by : Alexandra Reyes.**