

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

MEETING MINUTES  
**MARCH 29, 2023**

Chairman Holmes called the March 29, 2023 City of Orange Township Planning Board Regular Meeting to order at 7:44 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: Enock Faustin, Callistus Onyiuke, Council President Eason, Mayor Dwayne Warren, Vice-Chair Antoinette Jones, Chairman Dwight Holmes.

Board Members Absent: Christopher Mobley

Professionals Present:  
Alexandra Reyes, Board Secretary  
Gerard Haizel, Board Planner  
Joseph Wenzel, Board Attorney  
Salvatore Renda, Board Engineer

Correspondence: None

Minutes:

**Motion** made by Council President Eason **seconded** by Vice-Chair Jones to approve the February 15, 2023 minutes as written.

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

Those Opposed: None

Those Absent: Member Mobley.

Those Abstained: None

Motion carried: 6-0-1-0

**Memorialize resolution for Case# 23-04-D & R Orange Renewal LLC-377 Crane St-Amended Site Plan.**

**Motion** made by Council President Eason **seconded** by Member Fasutin to memorialize resolution for Case # 23-04 D&R Orange LLC- 377 Crane St- Amended Site Plan.

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

Those Opposed: None

Those Absent: Member Mobley.

Those Abstained: Vice-Chair Jones

Motion carried: 5-0-1-1

**Memorialize resolution for Case# 22-16 523 Park Ave, LLC-523 Park Ave-Preliminary and Final Major Site Plan Approval-Addition.**

**Motion** made by Vice-Chair Jones **seconded** by Member Fasutin to memorialize resolution for Case # 22-16 523 Park Ave, LLC- 523 Park Ave- .Preliminary and Final Major Site Plan Approval- Addition.

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

Those Opposed: None

Those Absent: Member Mobley.

Those Abstained: Mayor Warren

Motion carried: 5-0-1-1

**Case#22-13 Java Orange LLC-529 Main St.-Preliminary and Final Site Plan Approval.**

Attorney Calvin Souder, Esq represented the applicant Java Orange LLC for the proposed development at 529 Main St. designated as Block 2301 Lot 1. Applicant is proposing to demolish the existing commercial structure currently occupied by Dunkin Donuts and construct a new relocated restaurant with improved drive-thru lane. The proposed will significantly reduce the backed up traffic on Main Street.

Applicant proposes the following:

- Increase impervious coverage by approximately 1,137 Square feet.
- Double drive thru
- Improve landscaping and lighting.
- Improve storm water system
- Improve parking

Attorney Souder confirmed receipt of the Engineer report dated March 21, 2023, Planner Memorandum dated March 23, 2023 and agreed to comply with all the conditions set forth therein.

**Witness #1** Mark Whitaker, was sworn in as the applicant Civil Engineer. Mr. Whitaker presented the Site Plans submitted to the Board.

Exhibit A1- Aerial map exhibit showing the existing Upper Main Street redevelopment area was presented. The aerial exhibit shows the proposed development highlighted in yellow.

The existing site is approximately 2,500 Sf. With a drive thru of 24 ft with capability of 7 vehicles in queue and 13 parking spaces. The existing topography slopes from the back of the property to the front of the property. Surface water flows to Main Street and South Jefferson Street.

Mr. Whitaker presented colored rendering with the proposed landscaping. The proposed new Dunkin building will be approximately 1,600 Sf., 6 proposed parking spaces including 1 ADA and charging station. Proposed double drive thru access with capacity for 14 cars in the queue, pay window on the South Jefferson Street side, pick-up window further down the drive thru. A bypass lane is also proposed exiting thru South Jefferson St and a trash enclosure and generator toward the rear of the building.

Concerning Bulk variances associated with the building, applicant is seeking:

- Maximum front yard setback
- Maximum front yard to the side yard
- Minimum open space
- Minimum transparency to the front façade

The driveway location on Main Street will remain in the same location with a modification of permitting a right out due to the proposed parking in front of the building. Applicant is proposing a right turn in on the corner of North Jefferson St. to access the front parking lot, second driveway on North Jefferson proposes a left turn exit and a right turn entrance. As per parking requirement, the applicant is required to have 1 space per 300 Sf. Totaling 6 required spaces for the proposed in which the applicant complies. Applicant is seeking relive for having the parking

in the front of the site as well as parking stall size. Other variances requested are existing nonconformance. Applicant is seeking variance for the proposed driveway entrance to the corner of North Jefferson St due to its proximity to the intersection.

With respect to grading and drainage, applicant is proposing to maintain the same patterns. Storm water management will go to a small bio-retention area in the back of the building. Inlet proposed in the front of the building, which will pick up the storm water in the front of the site. Proposed landscaping shrubs along the front side of Main Street that will shield vehicles headlight from the parking area.

Applicant proposes (1) free standing sign 20ft height on Main street and (5) building mounted signs which are shown on page 14 and 15 of the site plan.

Board members raised concern regarding traffic created as well as the size reduction in the driveway width, and the amount of variances requested.

Exhibit A4 was presented as an alternative design with the parking in the rear.

Exhibit A5 conceptual site plan C was presented as an alternative, which was, explain not to be efficient for the drive thru.

**Witness #2** Frank Truilo was sworn in as the applicant Architect. Mr. Truilo presented the Architectural drawings floor plans dated April 14, 2022. The plans depict the entrance area with (6) seating areas, 1 ADA restroom, and front counter space. To the rear of the building, the plans depict the kitchen area the drive thru window to place order followed by an order pick up window.

Mr. Truilo stated that the building cannot be reduced further to meet the requirements of the Redevelopment Plan. As per the elevations, Grey James hardy fiber cement panels are proposed. Canopy over the entrance and drive thru window protruding approximately 3 ft are proposed to provide some protection during inclement weather. In the rear of the building, the elevations show a grey walking box as well as delivery door.

**Witness #3** Craig Peregoy was sworn in as the applicant Traffic Engineer. During the study conducted, peak hour's trip generation was 57 in and 51 out. The amount of vehicles waiting to enter the drive-thru was 9, and parked vehicles 5. Under the proposed condition, the 9 vehicles waiting to enter the drive-thru would not be blocking traffic which is considered a substantial improvement due to the double drive-thru. Reduction in order queue will also improve with the proposed development due to the double ordering service.

Mr. Peregoy stated that a study was also conducted to calculate the existing queue for the drive thru which resulted in 9 vehicles waiting, with the proposed development the queue is lowered to 3 vehicles. The proposed is beneficial for the circulation of the site.

Board members raised concerns regarding the traffic generated as well as the proposed entrance on North Jefferson, and the Traffic light on the intersection of Main Street and North Jefferson.

Witness #4 Ray Alaigh was sworn in as the property owner. Mr. Alaigh has been a Dunkin franchisee for 20 years. Dunkin corporate requires that the restaurant be renovated. Mr. Alaigh is taking in to consideration the public complaints regarding the traffic generated by the existing site. Mr. Alaigh stated that moving forward the services would be offered 24 hours, the lobby area closes at 9PM.

### **Board Professionals:**

Board Engineer Salvatore Renda was sworn in. Mr. Renda raised concerns regarding the entrance on North Jefferson St due to the proximity to the intersection. Mr. Renda suggested eliminating the entrance.

Pedestrian safety is a concern around the parking area. Attorney Souder stated they will take the comment in to consideration proposing stripping for pedestrians walkway.

As to utility, Mr. Renda requested that the utility connection reflect on the plans. Mr. Renda also suggested that an additional drainage system for the storm water management. Applicant agreed to address Mr. Renda comment.

Attorney Souder agreed that a study should be conducted if the application is approved in order to consider the elimination of the entrance North Jefferson St.

Board Planner Gerard Haizel was sworn in. Mr. Haizel raised concerns regarding the entrance on North Jefferson closer to the intersection on Main St. Mr. Haizel stated that this concern was mentioned during the TRC with the applicant. Having the parking in the front is not conducive to the proposed development due to the increase in traffic. Traffic would be affected by the drive-thru in the parking area creating a safety hazard. Furthermore, Mr. Haizel suggested that the applicant is relocated to the rear of the building.

Attorney Souder disagreed to the suggestion of Mr. Haizel based on the applicant professionals testimony.

Mr. Haizel stated that the plan is a legal document, therefore should be complied by its requirement.

Board members agreed with Mr. Haizel observations regarding the hazard created by the proposed parking in the front of the property.

Mr. Truilo stated that if the parking is moved to the rear of the property there is a possibility for less stacking of the cars in the drive-thru.

Attorney Souder requested for Mr. Whitaker to present Exhibit A6 as proposal change in the layout.

Attorney Wenzel recommended to the Board not to move forward on voting due to variances not clarified on the conceptual plan.

Attorney Souder requested an adjournment to carry the application to April 26, 2023 Board hearing date. Applicant waives the toll of time, re-notice not required.

**Case#22-02 595 Lincoln Ave Orange Urban Renewal LLC- 595 Lincoln Ave-Preliminary and Final Major Site Plan Approval.**

Attorney Elnardo Webster, Esq represented the applicant 595 Lincoln Ave Orange Urban Renewal LLC. An adjournment was requested to carry the application to the April 19, 2023; applicant waives the toll of time and will not be required to re-notice.

**Old Business:**

None

**New Business:**

None

**Motion** to adjourn from Vice-Chair Jones **second** by Member Faustin at 10:14PM. All in favor

**Next meeting scheduled for Wednesday, April 19, 2023 at 7:30 p.m. via virtually using Zoom Meeting.**

**Prepared by: Alexandra Reyes.**