

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

MEETING MINUTES
APRIL 26, 2023

Chairman Holmes called the April 26, 2023 City of Orange Township Planning Board Regular Meeting to order at 7:33 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: Enoch 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

Case# 22-07- Orange Remax Properties LLC- 85 Main St- Preliminary and Final Major Site Plan Approval.

Attorney Marsha Moore, Esq represented the applicant Orange Remax Properties LLC for the proposed development located at 85 Main St Block 1801 Lot 23. The applicant proposes to demolish the existing commercial structure occupied by a furniture store and construct a four-story mixed-use building with a 290-SF retail space and 34 parking stall garage on the 1st floor, fifty-one (51) apartments on the 2nd through 4th floors. The proposed use is permitted; the proposed is located in Plan Area C of the Main Street Redevelopment Plan. The applicant is seeking Preliminary and Final Site Plan, variance for loading area and open space. The applicant is not seeking parking variances. Attorney Moore acknowledge receipt of the Planner Memorandum dated February 8, 2023 and the Engineer report dated April 26, 2023.

Witness #1 Thomas G Stearns, III was sworn in as the applicant Engineer. Mr. Stearns presented the Site Plans date of January 29, 2022 with a revision date of March 1, 2023; the plans consist of 3 pages. The existing condition plan depicts a 1 story masonry and stucco building which will be demolished. Block 1801 Lot 23 has an area of 20,203 S.F. Sheet 1 was presented showing the proposed first floor of the building which will consist of parking and retail space, the parking will include 8 E.V. parking spaces, 2 ADA parking spaces as well as a mechanical parking system bringing the parking to 42 spaces. On the first floor, the plans also shows the lobby and a gym area for the tenants. Applicant is seeking a design waiver for the parking stall size for 9 x 18 where 9 x 20 is required. Space 42 and 41 of the mechanical system do not meet the set back of the required 4 ft, applicant proposes a 2.5 feet set-back for which they are requesting a waiver. At the rear of the property applicant proposes a bike storage room and an open space area with artificial turf.

With respect to the grading and drainage, Mr. Stearns presented page 2 of the site plan. The current condition of the site does not have any drainage system; the applicant is proposing a seepage pit system for the roof runoff, an inlet system and a trench drain system. Based on the engineer comment the applicant also proposes to install a 4” diameter storm system overflow thru the curb.

Mr. Stearns explained the zoning chart, which shows that the applicant is requesting the following variance:

Regulation	Required	Proposed
Open Space	25%	16.80%
Loading Area	1	0
Parking Stall Size	9 x 20	9 x 18

Witness #2 Nassir Almukhtar was sworn in as the applicant Architect. Mr. Almukhtar presented the Architectural drawings, first floor depicts the main entrance lobby space with 448 sf, retail space of 290 sf, gym area of 590 sf, waste and recycle room, elevator entrance, janitor room, and the parking area previously presented by the applicant engineer. The retail space will be limited to serve the residents of the building as well as the proposed gym. Trash will be picked up by private hauler. Towards the rear of the first floor, applicant proposes a playground area.

The basement area is 1,490 sf, which is designate as the utility room. Floors 2 thru 4 will consist of apartment units as listed below:

FLOOR	STUDIO (475-585 SF)	1-BR (720-840 SF)	2-BR (1,000-1,300 SF)	TOTAL APARTMENTS
2 ND	4	12	2	18
3 RD	4	12	2	18
4 TH	2	11	2	15
TOTAL	10	35	6	51

All units size comply with the redevelopment requirement, each unit will have washer and dryer.

On the rooftop, applicant proposes two community terrace and green spaces with a size of 804 sf and second terrace measuring 1,150 sf.

The elevation plan depicts a building height of 45ft to the roof. Front of the building, the applicant proposes brick veneer, stucco and stone veneer thru the upper floors. The rear elevations applicant proposes bricks and stucco. The architect stated that the applicant is willing to comply with planner recommendation to add signal devices for the pedestrians.

Rendering A1 depicts the view from Main St. marked as exhibit A1. Stone veneer proposed in dark grey and stucco in light grey as well as red bricks on the ground level.

Rendering A2 depicts right side of the building on the intersection of Hillyer St and Main St. Marked as exhibit A2.

Rendering A3 depicts playground area partly covered by the building. Marked as exhibit A3.

Rendering A4 depicts rooftop terrace available for tenants only. Marked as exhibit A4.

Rendering A5 depicts second rooftop terrace for tenants only. Marked as exhibit A5.

Attorney Moore stated that the applicant will not charge for the parking spaces available to the tenants.

Witness #3 Mathew Seckler was sworn in as the applicant Traffic Engineer. Mr. Seckler stated that the traffic report dated April 5, 2023 evaluated the roadway network in the vicinity of the site.

Exhibit A6 public transit was presented by Mr. Seckler the exhibit shows the various public transit options in the area. The blue circle represents a 5min walking radius. The site is well suited to public transportation, which helps support no need for each individual to own a vehicle. Mr. Seckler stated that 1 car every 4 min coming in and out of driveway will not be detrimental. The applicant will comply with the signal device to alert pedestrians of vehicles exiting and entering the driveway. The proposed development will not have a negative impact on the roadway network.

Witness #3 John McDonough was sworn in as the applicant Planner. Mr. McDonough presented the following exhibits:

- Exhibit A7
- Page 1. Aerial drone view of subject site looking Northeast dated May 16, 2022.
 - Page 2. Aerial drone view of subject site looking Northwest dated May 16, 2022.
 - Page 3. Aerial drone view of subject site looking South dated May 16, 2022.
 - Page 4. Aerial drone view of subject site looking top-down dated May 16, 2022.

The proposed is permitted in the redevelopment. The relief is relatively minimal, Mr. McDonough stated that this is a reasonable design solution and certainly meets the lesser standards for the design exception.

Board Professionals:

Board Planner Gerard Haizel was sworn in. Mr. Haizel stated that the applicant has favorably made changes to the application since his last report. Mr. Haizel clarified the 10% credit provided based on the EV spaces. Mr. Haizel requested clarification as to the Arched windows depicted on the elevation plan.

Board Engineer Salvatore Renda was sworn in. Mr. Renda raised concerns regarding the mechanical system function based on the columns shown on the plan. The front elevation as provided by the architect needs clarification as to the arch windows.

Mr. Stern provided clarification regarding the mechanical system and stated that they will work with the structural engineer to provide safe function of the mechanical system.

Board Member raised concerns regarding Parking.

Motion made by Member Faustin to open public portion **second** by Council President Eason. All in Favor.

No comments.

Motion to close public portion by Vice- Chair Jones **second** by Council President Eason. All in favor.

Motion to approve by Vice- Chair Jones second by Member Faustin the Preliminary Final Major Site Plan for Case # 22-07 Orange Remax Properties LLC, 85 Main St with Variances for:

- Loading area where none is provided and one is required
- Open space where 16.80 % is provided and 25% is required
- Waiver for parking stall size where 9 x 18 ft is proposed and 9 x 20 ft is required.
- Waiver for a parking setback of approximately 1 ft where 4 ft is required.

As a condition of approval applicant will comply with the City Officials and the recommendations of the Board experts as detailed on the Engineer report dated April 26, 2023 and the Planners report dated February 8, 2023. Applicant will work with the City Officials to install a device to alert pedestrians of vehicles exiting the parking area. Applicant will also work with a structural engineer to ensure that the columns in the parking garage will not affect the tandem parking.

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 carries 6-0-1-0

3 Minutes recess, returned 9:34PM.

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

Attorney Calvin Sauder represented the applicant Java Orange LLC on the carried application from the March 29, 2023 Planning Board meeting. Attorney Sauder stated he received the updated Planner report dated April 24, 2023 as well as the Engineer report dated April 25, 2023.

Witness #1 Frank Truilo was sworn in as the applicant Architect. Mr. Truilo presented the architectural drawing depicting the layout out of the proposed Dunkin, the major change from the previous plans show the walk-in cooler now integrated inside of the building opposed to the outside of the building as previously proposed. The front elevation on the Main Street side illustrate two signs advertising Dunkin and second sign advertising DD. Walkup window as well

as main entrance are shown on the elevation plan along with the proposed materials. Mr. Truilo addressed the Planner comment regarding the amount of signs proposed which are six. Applicant agrees to reduce the signs to four.

Witness #2 Mark Whitaker was sworn in as the applicant Engineer. Mr. Whitaker presented the Color rendering of the Site Plan marked as E1. The proposed shows the building shifted closer to Main St. with a setback of 43.5Ft from Main St. The driveway entrance was widened to improve circulation. The right way in on Jefferson St was eliminated, the trash area was reconfigured to allow trash pick-up, all parking was removed from the front of the site and relocated to the rear of the property, electric vehicle charging station was placed on the rear parking. By moving the building forward towards Main St allowed for the drive thru queue was reduced by two vehicles. Pedestrian sidewalk was added in front of the Site from Main St. and a crosswalk that leads to the entrance of the Dunkin.

Applicant complied with the Board engineer recommendation to add storm water recharge, which is also a bio retention system. The applicant has increased the open space percentage from 16.2% to 18.6 %.

Board Professionals:

Board Planner Gerard Haizel was sworn in. Mr. Haizel stated that the applicant has favorably made changes to the application; the landscaping was significantly change favorably. Mr. Haizel proposed that the applicant adds a fence toward the driveway side to prevent pedestrians from walking in to the driveway. The recommended fence should not exceed 4ft.

Board Engineer Salvatore Renda was sworn in. Mr. Renda agreed with changes made to the application regarding the parking and elimination of the Jefferson St entrance. Mr. Renda raised concerns regarding the drainage on the Site.

Mr. Whitaker addressed the concerns raised by Board Engineer. Mr. Whitaker will provide written report for the Board Engineer review.

Motion made by Vice- Chair Jones to open public portion **second** by Council President Eason. All in Favor.

No comments.

Motion to close public portion by Vice- Chair Jones **second** by Council President Eason. All in favor.

Motion to approve by Vice- Chair Jones second by Council President Eason the Preliminary Final Major Site Plan for Case # 22- 13 Java Orange LLC-529 Main St with deviations for:

- Maximum front yard setback of 45.3 ft where 0 ft is required.
- Maximum front yard setback along a side street of 18 ft where 5 ft is required.
- Open space of 18.6 % where 20% is required.
- transparent windows/doorways on the ground floor of 20% where 60 % is required.
- Internally illuminated signs where signs need to be illuminated by an indirect light source.
- Freestanding sign face length of 8.7 ft where 4.4 ft is required.
- (5) façade signs where (3) are permitted.

As a condition of approval applicant will comply with the recommendations of the Board experts as detailed on the Engineer report dated April 25, 2023 and the Planners report dated April 24, 2023. Applicant will also secure approval from associated utility companies to provide service. Applicant will add ornamental fence of 4ft for pedestrians' safety.

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 carries 6-0-1-0

Old Business:

None

New Business:

Board secretary reminded all Board Members to complete the Financial Disclosure sent by the City Clerk.

Board Members requested that Attorney Wenzel communicate with City Attorney to request a join meeting to discuss the parking concerns.

Motion to adjourn from Council President Eason **second** by Vice Chair Jones at 10:15PM. All in favor

Next meeting scheduled for Wednesday, May 24, 2023 at 7:30 p.m. via virtually using Zoom Meeting.

Prepared by : Alexandra Reyes.

