



## CITY OF ORANGE TOWNSHIP

29 North Day Street

Orange, NJ 07050

### ZONING BOARD OF ADJUSTMENT

#### MEETING MINUTES

Monday, January 8, 2024 | 7:00pm

A meeting of the City of Orange Township Zoning Board of Adjustment on Monday, January 8, 2024. Chairperson, Murphy Wilson called the meeting to order at 7:01pm.

Chairperson Murphy Wilson led all assembled in the Pledge of Allegiance to the Flag.

Board Secretary Trisha Scipio confirmed that the conditions of the "Sunshine Law" had been met.

Chairperson Murphy Wilson announced it is the policy of this board for ALL participants of the meeting to turn their video on while board attendance is being taken. Members of the PUBLIC do NOT have to identify themselves otherwise at this time and do not have to keep their video on after roll call unless specifically requested or they opt to give testimony. Board members and applicant members shall keep their video ON for the duration of the meeting.

#### ROLL CALL

##### Present

Mary L. Reed-Learmont, Vice Chairperson  
Gerard John Schubert  
JoAnne Ware  
Carl Fields, Jr. (1<sup>st</sup> Alternate)  
Henry Thompson (3<sup>rd</sup> Alternate)  
Lynn A. Ogbourne (4<sup>th</sup> Alternate)  
Murphy Wilson, Chairperson

##### Also Present

Gail J. Mitchell, Esq., Board Attorney  
Trisha Scipio, Board Secretary

##### Absent

Ashante S. Connor, Ed.D. (with notice)  
Cheryl Gayle  
James H. Ward, III (with notice)  
Erica Quartey (2<sup>nd</sup> Alternate) (with notice)

Chairperson Murphy Wilson announced that as a matter of procedure, it is the intention of the Zoning Board of Adjustments not to continue any matter past 10:00 p.m. unless otherwise ordered in the discretion of the board.

**ZONING BOARD OF ADJUSTMENTS MEETING MINUTES**

**REORGANIZATION**

Nominations for the 2024 Zoning Chairperson

A motion to accept Murphy Wilson as the 2024 Chairperson for the City of Orange Township Zoning Board of Adjustment was made by JoAnne Ware and seconded by Gerard John Schubert.

**Roll Call**

**YEAS:** Mary L. Reed-Learmont, Gerard John Schubert, JoAnne Ware, Carl Fields, Jr., Henry Thompson, Lynn A. Ogbourne, and Murphy Wilson

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Ashante S. Connor, Ed.D. Cheryl Gayle, James H. Ward, III and Errica Quartey

**Motion adopted**

Nominations for the 2024 Vice Chairperson

A motion to accept Mary Reed-Learmont as the 2024 Vice Chairperson for the City of Orange Township Zoning Board of Adjustment was made by Gerard John Schubert and seconded by Carl Fields, Jr.

**Roll Call**

**YEAS:** Mary L. Reed-Learmont, Gerard John Schubert, JoAnne Ware, Carl Fields, Jr., Henry Thompson, Lynn A. Ogbourne, and Murphy Wilson

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Ashante S. Connor, Ed.D. Cheryl Gayle, James H. Ward, III and Errica Quartey

**Motion adopted**

**MINUTES**

Zoning Board of Adjustment Meeting Minutes for November 27, 2023.

*(Cheryl Gayle was absent and should abstain.)*

A motion to accept the November 27, 2023 Meeting Minutes was made by Carl Fields, Jr. and seconded by Gerard Schubert

**Roll Call**

**YEAS:** Mary L. Reed-Learmont, Gerard John Schubert, JoAnne Ware, Carl Fields, Jr., Henry Thompson, Lynn A. Ogbourne, and Murphy Wilson

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Ashante S. Connor, Ed.D. Cheryl Gayle, James H. Ward, III and Errica Quartey

**Motion adopted**

Zoning Board of Adjustment Meeting Minutes for December 11, 2023

*(Ashante S. Connor, Ed.D., Cheryl Gayle, Errica Quartey, and Lynn A. Ogbourne were absent.)*

A motion to accept the December 11, 2023 Meeting Minutes was made by Carl Fields, Jr. and seconded by Gerard John Schubert

**Roll Call**

**YEAS:** Mary L. Reed-Learmont, Gerard John Schubert, JoAnne Ware, Carl Fields, Jr., Henry Thompson, and Murphy Wilson

**NAYS:** None

**ABSTAIN:** Lynn A. Ogbourne

**ABSENT:** Ashante S. Connor, Ed.D. Cheryl Gayle, James H. Ward, III and Errica Quartey

**Motion adopted**

## ZONING BOARD OF ADJUSTMENTS MEETING MINUTES

### RESOLUTIONS

1-2024 Zoning Board of Adjustment Secretary, Trisha Scipio

A motion to adopt Resolution 1-2024 was made by Gerard John Schubert and seconded by Carl Fields, Jr.

#### Roll Call

**YEAS:** Gerard John Schubert, JoAnne Ware, Carl Fields, Jr., Henry Thompson, Lynn A. Ogbourne, Mary L. Reed-Learmont and Murphy Wilson

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Ashante S. Connor, Ed.D. Cheryl Gayle, James H. Ward, III and Erica Quartey

**Motion adopted**

2-2024 Zoning Board of Adjustment Engineer, CP Engineers

A motion to adopt Resolution 2-2024 was made by JoAnne Ware and seconded by Gerard John Schubert.

#### Roll Call

**YEAS:** Gerard John Schubert, JoAnne Ware, Carl Fields, Jr., Henry Thompson, Lynn A. Ogbourne, Mary L. Reed-Learmont and Murphy Wilson

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Ashante S. Connor, Ed.D. Cheryl Gayle, James H. Ward, III and Erica Quartey

**Motion adopted**

3-2024 2024 Meeting Schedule

A motion to adopt Resolution 3-2024 was made by Gerard John Schubert and seconded by Carl Fields, Jr.

#### Roll Call

**YEAS:** Gerard John Schubert, JoAnne Ware, Carl Fields, Jr., Henry Thompson, Lynn A. Ogbourne, Mary L. Reed-Learmont and Murphy Wilson

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Ashante S. Connor, Ed.D. Cheryl Gayle, James H. Ward, III and Erica Quartey

**Motion adopted**

4-2024 Zoning Board of Adjustment Attorney, Gail J. Mitchell, Esq.

A motion to adopt Resolution 4-2024 was made by Gerard John Schubert and seconded by Carl Fields, Jr.

#### Roll Call

**YEAS:** Gerard John Schubert, JoAnne Ware, Carl Fields, Jr., Henry Thompson, Lynn A. Ogbourne, Mary L. Reed-Learmont and Murphy Wilson

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Ashante S. Connor, Ed.D. Cheryl Gayle, James H. Ward, III, Erica Quartey

**Motion adopted**

## ZONING BOARD OF ADJUSTMENTS MEETING MINUTES

### 5-2024 Summary of Cases 2023

There was a discussion about the wording of the addendum which was amended. The board discussed vulnerabilities in the city zoning map identified by the reviews. They debated recommending the planning board address scattered site redevelopment and consult affected boards more inclusively. The board agreed to recommend the planning board prioritize inclusivity and avoid unintended consequences. They welcomed further discussion for a future joint meeting between Zoning, Planning, and Historic Preservation to be scheduled by the planning board.

### AMENDMENT

#### Park Ave west of Chapel Street

It came to Chairpersons attention that this area is vulnerable in its current zoning. The entirety of Park Avenue was designated as MX-2 which allows midrise multifamily. This type of building typology is inconsistent with the residential character of this neighborhood. Even the professional buildings in this are residential and very stately in nature. It would be a travesty to disrupt this neighborhood should a developer seek to demolish one of the existing structures and erect a 5 plus story structure in its place. They request that the Planning Board reconsider this area for an MX-1 designation.

#### Scattered Site Redevelopment Areas

The Orange Zoning Board of Adjustment is seriously concerned with the Planning Board's passing of scattered site redevelopment sites. The future of our city is best served by inclusivity of all boards working to avoid unfortunate consequences. They would welcome an opportunity to review this situation at the Planning Board's invitation.

A motion to adopt Resolution 5-2024 with amendment was made by Gerard John Schubert and seconded by JoAnne Ware.

#### Roll Call

**YEAS:** Gerard John Schubert, JoAnne Ware, Carl Fields, Jr., Henry Thompson, Lynn A. Ogbourne, Mary L. Reed-Learmont and Murphy Wilson

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Ashante S. Connor, Ed.D. Cheryl Gayle, James H. Ward, III, Errica Quartey

#### Motion adopted

### NEW BUSINESS

Escrow refund for 151 North Day Street, CP Engineers \$845.00 and Nishuane \$1293.75  
The Secretary will discuss this with the CFO as this is not a discussion for the Board.

A motion to adjourn the meeting was made by Gerard John Schubert and seconded by Carl Fields, Jr.

The meeting was adjourned at 7:53pm

**The next meeting is scheduled for January 29, 2024**

**Approved: January 29, 2024**

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Trisha Scipio,  
Board Secretary

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Murphy Wilson,  
Chairperson