



CITY OF ORANGE TOWNSHIP

29 North Day Street

Orange, NJ 07050

ZONING BOARD OF ADJUSTMENT MEETING MINUTES

Tuesday, April 29, 2025 | 7:00pm

A meeting of the City of Orange Township Zoning Board of Adjustment on Tuesday, April 29, 2025. Chairperson, James H. Ward, III called the meeting to order at 7:02 pm.

Chairperson James H. Ward, III 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 James H. Ward, III 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

Carl Fields, Jr., Cheryl Gayle, Mary L. Reed-Learmont, Henry Thompson (Arrived at 7:09pm), JoAnne Ware, Ashante S. Connor, Ed.D, James H. Ward, III, Lynn A. Ogbourne (1st Alternate), Charles Jackson (2nd Alternate), Onisha A. Labriel-Simmons (3rd Alternate)

Also Present

Dave A. Clark, PE, Board Engineer, Gerald M. Haizel, PP, AICP Board Planner, Joseph M. Wenzel, Esq., Attorney for Friend & Wenzel, and Trisha Scipio, Board Secretary

Absent

None

Chairperson James H. Ward, III 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.

OATH OF OFFICE

Joseph M. Wenzel, Esq., Board Attorney administered the Oath to:

Henry Thompson (moved to regular Board Member), Lynn Ogbourne (moved to 1st Alternate), Charles Jackson (moved to 2nd Alternate) and Onisha A. Labriel-Simmons (3rd Alternate)

I, **(State your name)**, do solemnly swear (or affirm) that I will support the Constitution of the United States and the Constitution of the State of New Jersey, and that I will bear true faith and allegiance to the same and to the Governments established in the United States and in this State, under the Authority of the people, and that I will faithfully, impartially and justly perform all the duties of the office of **Zoning Board of Adjustment**, according to the best of my ability and understanding. (So help me God.)*

ZONING BOARD OF ADJUSTMENTS MEETING MINUTES

MINUTES

Zoning Board of Adjustment Meeting Minutes for March 24, 2025.

(Mary Reed-Learmont and Charles Jackson were *absent and should abstain.*)

A motion to accept the March 24, 2025 Meeting Minutes was made by Carl Fields, Jr. and seconded by JoAnne Ware.

Roll Call

YEAS: Carl Fields, Jr., Cheryl Gayle, Henry Thompson, JoAnne Ware, Ashante S. Connor, Ed.D, James H. Ward, III, and Lynn A. Ogbourne

NAYS: None

ABSTAIN: Mary L. Reed-Learmont, Charles Jackson, and Onisha A. Labriel-Simmons

ABSENT: None

Motion adopted

RESOLUTION

OZB 2-2025 A RESOLUTION GRANTING A BULK "C" VARIANCE ON A LOT LOCATED AT 124-128 WARD STREET, CITY OF ORANGE TOWNSHIP, NEW JERSEY, IN A R-2 URBAN, ONE AND TWO FAMILY RESIDENTIAL ZONE, BLOCK 1802, LOTS 10, 11, AND 12, FILED BY: KOLA AFOLABI, CASE NO. MW24-005.

A motion to memorialize Resolution 2-2025 MW24-005 124-128 Ward Street was made by Ashante S. Connor, Ed.D, and seconded by Carl Fields, Jr.

Roll Call

YEAS: Carl Fields, Jr., Cheryl Gayle, Henry Thompson, JoAnne Ware, Ashante S. Connor, Ed.D, James H. Ward, III, and Lynn A. Ogbourne

NAYS: None

ABSTAIN: Mary L. Reed-Learmont

ABSENT: None

Motion adopted

APPLICATIONS

There were no applications to review.

OLD BUSINESS

Chairman James H. Ward, III reminded the board members about the need to complete their Financial Disclosure Statements (FDS) by the end of the day, as per the State of New Jersey's requirements. If not completed in a timely fashion, a member could be fined \$100.

NEW BUSINESS

The members discussed changing the Meeting Schedule for the remainder of the year. The meetings would move to the Second Tuesday of the month and the TRC meeting would move to the Third Thursday of the month. Carl Fields, Jr. wanted to confirm that it would not conflict with the City Council Meeting schedule which is the First and Third Tuesday of the month.

ZONING BOARD OF ADJUSTMENTS MEETING MINUTES

A motion to amend the City of Orange Township Zoning Board of Adjustment Meeting Schedule was made by James H. Ward, III and seconded by Lynn Ogbourne.

Roll Call

YEAS: Carl Fields, Jr., Cheryl Gayle, Mary L. Reed-Learmont, Henry Thompson, JoAnne Ware, Ashante S. Connor, Ed.D, James H. Ward, III, Lynn A. Ogbourne, Charles Jackson, and Onisha A. Labriel-Simmons

NAYS: None

ABSTAIN: None

ABSENT: None

Motion adopted

Chairman James H. Ward, III wanted to make the board members aware that we received correspondence from the Planning Board in regards to a joint meeting. The Board Secretary will follow up to see if it could be scheduled for our next meeting on May 13, 2025 which otherwise would be cancelled because there are no cases to hear. He stated the board should speak to Council about the Scattered Sites Ordinance.

Chairman James H. Ward, III stated that we are in receipt of the former Chair, Murphy Wilson's resignation as her term expired on April 19, 2025. The Chair and members expressed their appreciation for her service. He also announced that we are in receipt of a resignation letter from former long-time Board Attorney Gail Mitchell, Esq., who started as a Zoning Board Member.

A motion to adjourn the meeting was made by Carl Fields, Jr. and seconded by Ashante S. Connor, Ed.D

Motion Adopted

The meeting was adjourned at 7:34pm

The next meeting is scheduled for Monday, May 13, 2025

Approved: July 8, 2025

**Trisha Scipio,
Board Secretary**

**James H. Ward, III
Chairperson**