



Date 12/18/2025

Case No. 25-07

TITLE: RESOLUTION OF MEMORIALIZATION

Applicant: 10 Essex Urban Renewal, LLC

Application: Major and Preliminary Site Plan Approval and Bulk (“C”) Variance Approval.

WHEREAS, 10 Essex Urban Renewal, LLC (“Applicant”) submitted an Application to City of Orange Township Planning Board (“Board”) for a new 6-story mixed use building with 8,400-SF of retail space and parking for sixty-five (65) vehicles on the 1st and 2nd floors and sixty-nine (69) apartments on the 3rd through 6th floors, on the property identified as Block 2801 Lots 1, 6, 7, 8, and 9 on the Official Tax Map of the City of Orange Township (“City” or “Orange”), and commonly known as 8-22 South Essex Avenue, City of Orange, State of New Jersey (“Property”); and

WHEREAS the Property is located in the Main Street Redevelopment and Rehabilitation Area - Plan Area B; and

WHEREAS, the proposed use of the Property is a permitted use pursuant to the Main Street Redevelopment and Rehabilitation Plan; and

WHEREAS, the Main Street Redevelopment and Rehabilitation Plan - Section 4.2 – Regulations for Plan Area B requires a maximum front yard setback along Main Street of 0-feet is required and the Applicant seeks a variance for a proposed setback of 1.0-foot; and

WHEREAS, the Main Street Redevelopment and Rehabilitation Plan - Section 4.2 – Regulations for Plan Area B requires a maximum front yard setback along a side street of 0-feet is required and the Applicant seeks a variance for a setback of 0.7-foot on the South Essex Avenue frontage and 1.0-feet on the Railroad Place frontage; and

WHEREAS, the Main Street Redevelopment and Rehabilitation Plan - Section 4.2 – Regulations for Plan Area B requires a minimum side yard setback above the ground or parking floors of 10-feet and the Applicant seeks a variance for a setback of 2.8-feet on the eastern side frontage; and

WHEREAS, the Main Street Redevelopment and Rehabilitation Plan - Section 4.2 – Regulations for Plan Area B requires a maximum of impervious coverage of 95% permitted, and the Applicant seeks a variance for an impervious coverage of 97%; and

WHEREAS, the Main Street Redevelopment and Rehabilitation Plan - Section 4.2 - Regulations for Plan Area B requires a minimum of 25% open space and the Applicant seeks a variance to allow 21% open space; and

WHEREAS, the City of Orange Township Municipal Ordinance 82-2023 requires a total of sixty-nine (69) off-street parking spaces for the proposed residential use and twenty-eight (28) for the proposed retail use for a total of ninety-seven (97) off-street parking spaces for the proposed development and the Applicant seeks a variance to provide the equivalent of seventy-five (75) spaces; and

WHEREAS, the Applicant also seeks preliminary and final major site plan approval; and

WHEREAS, the Applicant has made the appropriate application to the Board for the variances sought and for preliminary and final major site plan approval; and

WHEREAS, the Applicant has presented proof that, at least 10 days prior to the date scheduled for the hearing on this application, adequate notice of this application was published in an official newspaper and served on the neighboring property owners within 200 feet of the Property in accordance with the applicable law; and,

WHEREAS, the Application reviewed by the Board consisted of the following plans and/or reports:

<u>Document</u>	<u>Date</u>
City of Orange Township Planning Board Application for Development	May 6, 2025
Site Plans titled, "8-22 South Essex Avenue, Block 2801, Lots 1 & 9, 6, 7, 8, Preliminary and Final Site Plan, Essex County, New Jersey, May 2025," consisting of fifteen (15) sheets prepared by Stephen C. Hoyt, PE of Pennoni Associates, Inc.	May 5, 2025 Revised June 25, 2025
Architectural Plans titled, "New 6-Story Mixed-Use Building, 8-22 South Essex Avenue, Orange, New Jersey, Block 2801 – Lots 1, 6, 7, 8 & 9, consisting of nine (9) sheets, prepared by Karen E. Nichols, RA of KNTM Architects, LLC.	June 25, 2025
Topographic Survey for Properties, Tax Lots 1 & 9, 8, 7, 6 Block 2801, 8-22 South Essex Avenue, City of Orange, Essex County, New Jersey, consisting of one (1) sheet, prepared by Lakeland Surveying.	October 27, 2021
Stormwater Management Report titled "Stormwater Management Report, 8-22 South Essex Avenue, Orange, New Jersey", prepared by Stephen C. Hoyt, P.E. of Pennoni Associates, Inc.	May 2025
Traffic Impact Assessment titled "Traffic Impact Assessment for 10 Essex Urban Renewal LLC, Proposed Mixed-Use Building, 8-22 South Essex Avenue, Block 2801, Lots 1 & 6-9,	April 24, 2025

City of Orange, Essex County, New Jersey”, prepared by Elizabeth Dolan, P.E., of Dolan & Dean Consulting Engineers, LLC

Planning Review Memorandum by Gerard M. Haziell, PP, AICP August 15, 2025
of Nishuane Group LLC

Engineering Review Memorandum by CP Professional Services August 20, 2025

Exhibits Presented at Hearing

- A-1: Architectural Typical Unit Plan
- A-2: Aerial Photo
- A-3: Architectural Exterior Material Board
- A-4: Engineering Existing Conditions
- A-5: Engineering Proposed Conditions (Aerial Site Plan)

WHEREAS, a public hearing was held on this application in a virtual session on October 15, 2025 with the application being presented to the Board; and,

WHEREAS, Jennifer M. Carrillo-Perez, Esq. of Connell Foley, LLP presented the application to the Board on behalf of the Applicant; and

WHEREAS, during the virtual public hearing held on October 15, 2025, the Board heard testimony from the Applicant’s Architect, Planner and Engineer as well as from the Board Professionals, and opened the meeting to comments from members of the public in relation to the application; and

WHEREAS, during the virtual public hearing held on October 15, 2025 the Board voted to approval the Application for Preliminary and Final Major Site Plan Approval with Bulk (“C”) Variances for the development of a new 6-story mixed use building with 8,400-SF of retail space for use by all permitted uses outlined in the Main Street Redevelopment and Rehabilitation Plan - Section 4.2 - Regulations for Plan Area B and parking, as reflected in the findings set forth below; and

WHEREAS, after careful consideration of all evidence, the Board finds and concludes that under the application of the C(2) balancing test the requested the variances: (1) front yard setback of 1.0-foot, (2) maximum front yard setback of 0.7-foot on the South Essex Avenue frontage and 1.0-feet on the Railroad Place frontage, (3) minimum side yard setback above the ground or parking floors of 2.8-feet on the eastern side frontage, (4) maximum of impervious coverage of 97%, (5) a minimum of 21% open space and (6) seventy-five (75) parking spaces for all permitted uses outlined in the Main Street Redevelopment and Rehabilitation Area - Plan Area B, can be granted without substantial detriment to the public good, that the benefits of the deviation would substantially outweigh any detriment and that the variance will not substantially impair the intent an purpose of the zone plan and zoning ordinance or redevelopment plan. The Board also finds that this is an existing condition that the Applicant is not practicably able to rectify, by attaining additional land from any of the adjoining properties, as the adjoining properties on both sides are both fully developed.

WHEREAS, this Resolution incorporates by reference all discussions, exhibits and testimony presented at the virtual public hearing on October 15, 2025, as if set forth at length herein.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING BOARD OF THE CITY OF ORANGE TOWNSHIP, that this Resolution of Memorialization be, and hereby is, adopted and that the application Preliminary and Final Major Site Plan Approval with Bulk (“C”) Variances is hereby granted, subject to the following conditions:

1. All of the recitals hereinabove set forth are incorporated herein by reference.
2. To the extent not already satisfied, Applicant shall comply with all the conditions of Board Engineer, as reflected in his reports as agreed by the Applicant on the record, and such conditions shall be incorporated by reference herein and shall be considered to be conditions of approval.
3. To the extent not already satisfied, Applicant shall comply with all the conditions of Board Planner, as reflected in his report as agreed by the Applicant on the record, and such conditions shall be incorporated by reference herein and shall be considered to be conditions of approval.
4. The Site Plan shall be updated to reflect all changes agreed to at the hearing and the Board Professionals’ reports.
5. All other State, County, and Municipal regulatory agency reviews that may be necessary must be obtained.
6. No construction permits of any kind shall be issued by the Construction Code Official of the City of Orange Township until all Board escrow fees have been paid, a Resolution of Approval has been memorialized and appropriately executed by the Board, and the Construction Code Official has received final plans appropriately signed by the Board Chairman, Board Secretary and Board Engineer.
7. Pursuant to the provisions of *N.J.S.A. 40:55D-39* and *N.J.S.A. 40:55D-65*, the Applicant shall provide proof that no taxes or assessments for local improvements are due on the Property.
8. Prior to the initiation of construction activities, the Applicant shall provide inspection escrow funds in accordance with Orange Municipal Code § 210-56 for fees associated with engineering construction inspection of this project.
9. Applicant has agreed, as an express condition of approval to conduct a new traffic study during different times of the week.
10. Applicant has agreed, as an express condition of approval to work with the Board Professionals to include to more shrubbery.
11. Applicant has agreed, as an express condition of approval to provide a signal to pedestrians for cars entering/exiting parking garage.
12. Applicant shall file for and obtain approvals and any other such permits as may be applicable to the site from the County of Essex, State of New Jersey, and any federal agency. Applicant agrees to this as an express condition of approval.

Motion to Approve Site Plan

Motion Date: October 15, 2025

M	2d	Member		AYE	NAY	N/V	N/P
<input type="checkbox"/>	<input type="checkbox"/>	HOLMES, Dwight	Board Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	JONES, Antoinette	Board Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	WARREN, Hon. Dwayne D.	Mayor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	MONTAGUE, Hon. Weldon M.	Councilmember	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	MOBLEY, Christopher		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	ONYIUKE, Callistus		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	FAUSTIN, Enock		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	LAUTURE, Jean-Guy		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

M: Motion
 2d: Second
 N/V: No Vote
 (Abstain/Excused)
 N/P: Not Present

Vote Totals:

7	0	0	1
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 Approved Rejected

Motion to Approve Resolution

Motion Date: December 18, 2025

M	2d	Member		AYE	NAY	N/V	N/P
<input type="checkbox"/>	<input type="checkbox"/>	HOLMES, Dwight	Board Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	JONES, Antoinette	Board Vice Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	WARREN, Hon. Dwayne D.	Mayor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	MONTAGUE, Hon. Weldon M.	Councilmember	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	MOBLEY, Christopher		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	ONYIUKE, Callistus		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	FAUSTIN, Enock		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	LAUTURE, Jean-Guy		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

M: Motion
 2d: Second
 N/V: No Vote
 (Abstain/Excused)
 N/P: Not Present

Vote Totals:

5	0	1	2
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 Approved Rejected

I hereby certify the foregoing Resolution was adopted by the Planning Board of the City of Orange Township at its meeting on December 18, 2025, and that said resolution memorializes the action of the Planning Board taken at its meeting on October 15, 2025.

Dwight Holmes
Dwight Holmes (Jan 5, 2026 10:45:23 EST)
 Dwight Holmes
 Planning Board Chair

Alexandra Reyes
Alexandra Reyes (Jan 5, 2026 10:33:05 EST)
 Alexandra Reyes
 Planning Board Secretary

Approved as to form and legality:

Joseph M. Wenzel
 Joseph Wenzel, Esq.
 Planning Board Attorney

10 Essex Urban Renewal (22 South Essex Ave)- Resolution

Final Audit Report

2026-01-05

Created:	2026-01-05
By:	Gisell Reyes (areyes@orangenj.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAApVhE2CVV7Qm0FJOIL6N-ERQjOD7Yi4KN

"10 Essex Urban Renewal (22 South Essex Ave)- Resolution" History

-  Document created by Gisell Reyes (areyes@orangenj.gov)
2026-01-05 - 3:13:04 PM GMT
-  Document emailed to Dwight Holmes (dwithholmes78@yahoo.com) for signature
2026-01-05 - 3:13:09 PM GMT
-  Document emailed to Joseph Wenzel (joe@friendwenzel.com) for signature
2026-01-05 - 3:13:09 PM GMT
-  Document emailed to Gisell Reyes (areyes@orangenj.gov) for signature
2026-01-05 - 3:13:10 PM GMT
-  Email viewed by Joseph Wenzel (joe@friendwenzel.com)
2026-01-05 - 3:14:25 PM GMT
-  Email viewed by Dwight Holmes (dwithholmes78@yahoo.com)
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-  Document e-signed by Joseph Wenzel (joe@friendwenzel.com)
Signature Date: 2026-01-05 - 3:19:54 PM GMT - Time Source: server
-  Email viewed by Gisell Reyes (areyes@orangenj.gov)
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-  Document e-signed by Gisell Reyes (areyes@orangenj.gov)
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-  Document e-signed by Dwight Holmes (dwithholmes78@yahoo.com)
Signature Date: 2026-01-05 - 3:45:23 PM GMT - Time Source: server

✔ Agreement completed.

2026-01-05 - 3:45:23 PM GMT