



Date 8/27/2025

Case No. 25-05

TITLE: RESOLUTION OF MEMORIALIZATION

Applicant: B2C Taylor Development, LLC

Application: Minor Site Plan with Redevelopment Plan Deviation

WHEREAS, B2C Taylor Development, LLC (“Applicant”) submitted an Application to City of Orange Township Planning Board (“Board”) for Minor Site Plan approval, with Redevelopment Plan Deviations, to construct a three (3) story two-family residential building on property identified as Block 3402, Lot 8 on the Official Tax Map of the City of Orange Township (“City” or “Orange”), commonly known as 200 Taylor Street (“Property”); and,

WHEREAS, the Property is situated within the Central Orange Redevelopment Area (CORA)– District-E which is governed by the Central Orange Redevelopment Plan (CORP) where this use is permitted; 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 Title</u>	<u>Date</u>
Application for Development	March 7, 2025
Site Plans, seven (7) sheets, titled “200 Taylor Street, Proposed Two-Family Residential Development, 200 Taylor Street City of Orange Township, NJ 07051, Block 3402 Lot 8”, prepared by Inglese Architecture + Engineering	Sept. 12, 2024
Architectural Plans, eleven (11) sheets, titled “200 Taylor Street, Orange, NJ, Block: 3402 Lot: 8, prepared by Vivid Arc	Dec. 5, 2024 rev. July 11, 2025
Topographic Survey, one (1) sheet, of Lot 18,	Nov. 15, 2023

Block 3402, 200 Taylor Street, City of Orange
Township, Essex County, New Jersey, prepared
by Andrew A. Schmidt, PLS, of Schmidt Surveying

Planning Review Memorandum by Gerard M.
Hazel, PP, AICP of Nishuane Group LLC

July 14, 2025

Engineering Review Memorandum by
CP Professional Services

July 16, 2025

WHEREAS, the Applicant requested the following deviations from the Redevelopment Plan: (1) a minimum lot area of 7,500 sq. ft. is required and the applicant proposes a lot area of 2,508 sq. ft. (existing area), (2) a minimum lot width of 75 feet is required and the applicant proposes a lot width of 25 feet (existing width), and (3) a minimum side yard setback of 5 feet is required, and the applicant proposes side yard setbacks of 0.5 feet on the western side and 0 feet on eastern side; and design waivers for parking stall size where 9'x 20' feet is required and 9'x 17' feet is proposed; and,

WHEREAS, a public hearing was held on this application in a virtual session on July 23, 2025, with Benjamin Wine, Esq. of Prime Tuvel & Miceli, LLC presenting the application to the Board on behalf of the Applicant; and,

WHEREAS, during the virtual public hearing held on July 23, 2025, the Board heard testimony from the Applicant's professionals, including its architect and planner, 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 July 23, 2025, the Board voted to grant the Application for Minor Site Plan Approval with Redevelopment Plan Deviations, subject to certain conditions, as reflected in the findings set forth below; and,

WHEREAS, after careful consideration of all evidence, the Board finds and concludes that: the Applicant's proposed development is permitted as satisfying all conditions in accordance with the City's land use ordinances; and that the deviation from the Redevelopment Plan requested by the Applicant and listed above may be granted as this is an update to the quality of the uses on site; the Applicant has met the requisite negative and positive criteria necessary to grant the requested deviation; the deviation and design waivers permitting: (1) a minimum lot area of 2,508 sq. ft., (2) a minimum lot width of 25 feet, and (3) a minimum side yard setback of 0.5 feet on the western side and 0 feet on eastern side; and design waivers for parking stall size at 9'x 17' feet, will advance the purposes of zoning and can be granted without substantial detriment to the public good, the City's enacted zoning for the area, the Master Plan, the Central Orange Redevelopment Plan and any other land use regulations applicable to the Property, and the benefits associated with granting the deviation and design waivers will outweigh any possible detriments; and, the deviations may be granted without substantial adverse impact on the surrounding area; and, the Applicant has established good cause for minor site plan approval, having satisfied its burden of

proof pursuant to the Municipal Land Use Law (“MLUL”), and its proposed development will advance the purposes of the MLUL; and,

WHEREAS, the Board concludes that the Applicant has met its burden of proof pursuant to N.J.S.A. 40:55D-70(c)(1) by a showing that the Property is subject to a number of hardships for development of a conforming development, including the exceptionally narrow lot width and the exceptionally undersized lot area as compared with the zone’s requirements; and,

WHEREAS, the Board concludes that the Applicant has met its burden of proof pursuant to N.J.S.A. 40:55D-70(c)(2) by a showing that the purposes of the MLUL are advanced, including Purpose A (appropriate use of land that will promote the general welfare and the inclusion of compliant, enclosed parking for the development); Purpose C (creating a compliant side yard setback on the upper floors on the western side of the Property); Purpose E (promoting the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment); Purpose G (provides for an appropriate residential use where intended); and Purpose I (promoting a desirable visual environment and aesthetic, including creating front entry to the building without compromising the parking); and,

WHEREAS, the Board concludes that the relief sought will not result in substantial detriment to the public good, in that the site accommodates parking which is of paramount importance to the City, and given that the building steps back on the west side into compliance, there will not be substantial impact on light, air and open space; and further, that there is no substantial impairment of the zone plan, Redevelopment Plan or Master Plan, in that the lot is severely undersized but the setbacks align with the general setback scheme of the neighborhood, thereby fitting in nicely with the surrounding context, a variety of housing options are promoted, and vacant land is being redeveloped, all of which support the goals of the Redevelopment Plan.

WHEREAS, this Resolution incorporates by reference all discussions, exhibits and testimony presented at the virtual public hearing on July 23, 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 for Minor Site Plan Approval with redevelopment plan deviations 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 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.

10. As an express condition of approval, Applicant will comply with the recommendation of the board experts as detailed in the planner report dated July 14, 2025 and the engineer report dated July 16, 2025.

11. As an express condition of approval, Applicant will also work with the City professionals on the landscaping of the property and allow police access to street facing security camera.

[REMAINING LEFT BLANK INTENTIONALLY]

Motion to Deny Site Plan

Motion Date: July 23 , 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 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"/>	EASON, Hon. Tency A.	Councilmember	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input 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"/>	ONYIUKÉ, 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:

8	0	0	0
---	---	---	---

 Approved Rejected

Motion to Approve Resolution

Motion Date: August 27, 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 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 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"/>	ONYIUKÉ, Callistus		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" 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	1	0
---	---	---	---

 Approved Rejected

I hereby certify the foregoing Resolution was adopted by the Planning Board of the City of Orange Township at its meeting on August 27, 2025, and that said resolution memorializes the action of the Planning Board taken at its meeting on July 23, 2025.

Dwight Holmes
Dwight Holmes (Oct 1, 2025 10:18:40 EDT)
 Dwight Holmes
 Planning Board Chair


Alexandra Reyes
Alexandra Reyes (Oct 1, 2025 09:08:37 EDT)
 Alexandra Reyes
 Planning Board Secretary

Approved as to form and legality:

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

200 Taylor - Resolution Final Votes

Final Audit Report

2025-10-01

Created:	2025-10-01
By:	Gisell Reyes (areyes@orangenj.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAw9BLNNsvND23UG8H6TzxRLXreCgftF5P

"200 Taylor - Resolution Final Votes" History

-  Document created by Gisell Reyes (areyes@orangenj.gov)
2025-10-01 - 1:05:31 PM GMT
-  Document emailed to Dwight Holmes (dwithholmes78@yahoo.com) for signature
2025-10-01 - 1:05:34 PM GMT
-  Document emailed to Joseph Wenzel (joe@friendwenzel.com) for signature
2025-10-01 - 1:05:35 PM GMT
-  Document emailed to Gisell Reyes (areyes@orangenj.gov) for signature
2025-10-01 - 1:05:35 PM GMT
-  Document e-signed by Gisell Reyes (areyes@orangenj.gov)
Signing Link is created by Gisell Reyes (areyes@orangenj.gov)
Signature Date: 2025-10-01 - 1:08:37 PM GMT - Time Source: server
-  Email viewed by Dwight Holmes (dwithholmes78@yahoo.com)
2025-10-01 - 2:18:09 PM GMT
-  Document e-signed by Dwight Holmes (dwithholmes78@yahoo.com)
Signature Date: 2025-10-01 - 2:18:40 PM GMT - Time Source: server
-  Email viewed by Joseph Wenzel (joe@friendwenzel.com)
2025-10-01 - 11:07:22 PM GMT
-  Document e-signed by Joseph Wenzel (joe@friendwenzel.com)
Signature Date: 2025-10-01 - 11:07:56 PM GMT - Time Source: server
-  Agreement completed.
2025-10-01 - 11:07:56 PM GMT