



Date 9/24/2025

Case No. 25-04

TITLE: RESOLUTION OF MEMORIALIZATION

Applicant: JMT Realty Corporation

Application: Subdivision (Lot Consolidation)

WHEREAS, JMT Realty Corporation (“Applicant”) submitted an Application to City of Orange Township Planning Board (“Board”) for subdivision (lot consolidation) from two lots to one lot at property identified as Block 1203, Lot 16 & 17 on the Official Tax Map of the City of Orange Township (“City” or “Orange”), commonly known as 460-464 Alden Street (collectively “Property”); and

WHEREAS, the Property is situated within the R-2 (One & Two Family Residential) Zone; 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 21, 2025
Lot Line Consolidation Plan (one (1) sheet), Block 1203 - Lots 16 & 17, 460-464 Alden Street, City of Orange Township, Essex County, New Jersey, prepared by William T. Manning, PLS, of PAX Surveying & Environmental Consultants, LLC	March 20, 2025
Legal Description for Proposed New Lot (Consolidated Lots 16 & 17, City of Orange Township, 460-464 Alden Street, prepared by William T. Manning, PLS, of PAX Surveying & Environmental Consultants, LLC	undated
Planning Review Memorandum by Nishuane Group LLC	July 10, 2025

WHEREAS, the property is mixed-use (residential and commercial) which is not permitted in the R-2 zone, and it is an existing nonconforming use in the zone; and

WHEREAS, there are pre-existing non-conforming conditions at the property under the City of Orange Development Regulations §210-24.3 Building Typologies, for Urban One-Family dwellings for (1) a setback of 1.9-feet where 10 feet is required from the existing detached garage at the rear of newly consolidated lot and (2) a maximum impervious coverage of 87% where 70% is the maximum allowed on the new consolidated lot; and

WHEREAS, the proposed consolidation action is not expected to exacerbate any existing nonconformities nor trigger any new nonconforming conditions on the site and there is no requirement for the Applicant to seek variance relief for any of those conditions; and

WHEREAS, the current residential building will be converted into a one-family home which is an allowed use in the zone if it were on its own separate lot and thereby bringing the property closer to conformity with the City Zoning ordinances; and

WHEREAS, a public hearing was held on this application in a virtual session on July 23, 2025 and continued to August 27, 2025, with Reginald Jenkins, Esq. presenting the application to the Board on behalf of the Applicant; and,

WHEREAS, during the virtual public hearing held on July 23, 2025 and continued to August 27, 2025, the Board heard testimony from the Applicant's professionals, including its surveyor and architect, 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 August 27, 2025, the Board voted to grant the Application for Subdivision Approval, 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 has established good cause for subdivision approval, having satisfied its burden of proof pursuant to the Municipal Land Use Law ("MLUL"); and,

WHEREAS, this Resolution incorporates by reference all discussions, exhibits and testimony presented at the virtual public hearing on July 23, 2025 and continued to August 27, 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 Subdivision 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 Subdivision 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, that the current ingress/egress onto the site will not be enlarged beyond its current width at the time of the application.
10. 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.
11. Applicant has agreed, as an express condition of approval, to provide a revised and updated survey in line with the commentary provided by the Board Engineer especially as the placement of any permanent structures in the rear of the property that abuts the municipal right of way or easement.
12. Applicant has agreed, as an express condition of approval, to provide Subdivision Deed or Subdivision Plat to the Board Attorney and Board Engineer for approval before filing same in the County Register of Deeds Office.

Motion to Approve Site Plan

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 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 checked="" 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"/>	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 checked="" 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
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 Approved Rejected

Motion to Approve Resolution

Motion Date: September 24, 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 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 type="checkbox"/>	<input type="checkbox"/>	MOBLEY, Christopher		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" 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:

4	0	1	3
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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 September 24, 2025, and that said resolution memorializes the action of the Planning Board taken at its meeting on August 27, 2025.

Dwight Holmes
Dwight Holmes (Sep 29, 2025 19:54:13 EDT)
 Dwight Holmes
 Planning Board Chair


Alexandra Reyes (Sep 30, 2025 08:38:52 EDT)
 Alexandra Reyes
 Planning Board Secretary

Approved as to form and legality:

Joseph M Wenzel
 Joseph Wenzel, Esq.
 Planning Board Attorney

460 Alden- Resolution Final Votes

Final Audit Report

2025-09-30

Created:	2025-09-29
By:	Gisell Reyes (areyes@orangenj.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAInsdSoitNc1YbuNDI5DxD-qwRbb1xcAo

"460 Alden- Resolution Final Votes" History

-  Document created by Gisell Reyes (areyes@orangenj.gov)
2025-09-29 - 8:03:58 PM GMT
-  Document emailed to Dwight Holmes (dwithholmes78@yahoo.com) for signature
2025-09-29 - 8:04:03 PM GMT
-  Document emailed to Josphe Wenzel (joe@friendwenzel.com) for signature
2025-09-29 - 8:04:03 PM GMT
-  Document emailed to Gisell Reyes (areyes@orangenj.gov) for signature
2025-09-29 - 8:04:03 PM GMT
-  Email viewed by Josphe Wenzel (joe@friendwenzel.com)
2025-09-29 - 8:06:10 PM GMT
-  Email viewed by Dwight Holmes (dwithholmes78@yahoo.com)
2025-09-29 - 11:53:51 PM GMT
-  Document e-signed by Dwight Holmes (dwithholmes78@yahoo.com)
Signature Date: 2025-09-29 - 11:54:13 PM GMT - Time Source: server
-  Document e-signed by Gisell Reyes (areyes@orangenj.gov)
Signing Link is created by Gisell Reyes (areyes@orangenj.gov)
Signature Date: 2025-09-30 - 12:38:52 PM GMT - Time Source: server
-  Document e-signed by Josphe Wenzel (joe@friendwenzel.com)
Signature Date: 2025-09-30 - 5:21:34 PM GMT - Time Source: server
-  Agreement completed.
2025-09-30 - 5:21:34 PM GMT