



Date 12/18/2025

Case No. 25-13

TITLE: RESOLUTION OF MEMORIALIZATION

Applicant: VA 475 Urban Renewal LLC

Application: Amended Final Site Plan with Bulk (“C”) Variances for signs.

WHEREAS, VA 475 Urban Renewal LLC (“Applicant”) submitted an Application to City of Orange Township Planning Board (“Board”) for seek to amend the original site plan approval for signs at a property identified as Block 2301, Lot 31, commonly known as 475 Main Street (collectively “Property”); and

WHEREAS, the Property is situated within the Upper Main Street Redevelopment Area and R-4 Zone where this use is permitted; and

WHEREAS, The Applicant previously received preliminary and final site plan approval for the development of this site under Case #22-09, for which the Board’s actions was memorialized by resolution on August 9, 2022; 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	August 20, 2025
Plans, one (1) sheet, titled, “Elevations Roof Plan, Mixed Use, 475 Main Street, Orange, NJ, Block 2301, Lots 31, 38, prepared by John Saracco Architect, LLC	August 5, 2025
Planning Review Memorandum by Nishuane Group LLC	November 3, 2025
Engineering Review Memorandum by CP Professional Services	November 6, 2023

WHEREAS, the Applicant requested the following bulk variance from: (a) Development Regulations §210-30.9(D)(6)(c), individual letters on awning and canopy signs may not exceed 6-inches in height, and the applicant proposes a building name sign on the building canopy, with letters that are 25.8-inches in height; (b) Development Regulations §210-30.9(D)(1)(f), no part of any sign shall be closer than 10-feet above the public sidewalk and the applicant proposes two (2) address/identification signs that are 6-feet above the sidewalk; (c) Development Regulations §210-30.9(D)(1)(f), no part of any sign shall be closer than 10-feet above the public sidewalk and the applicant proposes two (2) business signs that are less than 10-feet above the sidewalk and (d) Upper Main Street Redevelopment Plan – Signage Standards – Illumination, internally lit signs are not permitted within the Redevelopment Area, and the applicant proposes a building name sign will be internally lit; and

WHEREAS, a public hearing was held on this application in a virtual session on November 12, 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 November 12, 2025, the Board heard testimony from the Applicant’s professionals, including its 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 November 12, 2025, the Board voted to grant the Application for Amended Final Site Plan with Bulk (“C”) Variances 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: under the application of C(2) balancing test the Applicant’s proposed development is permitted as satisfying all conditions in accordance with the City’s land use ordinances; and that the variance 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 variance permitting: (a) building name sign on the building canopy, with letters that are 25.8-inches in height; (b) two (2) address/identification signs that are 6-feet above the sidewalk; (c) two (2) business signs that are less than 10-feet above the sidewalk and (d) building name sign internally lit; 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 or any other land use regulations applicable to the Property, and the benefits associated with granting the variances and design waivers will outweigh any possible detriments; and, the variances may be granted without substantial adverse impact on the surrounding area; and, the Applicant has established good cause for amended final 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, this Resolution incorporates by reference all discussions, exhibits and testimony presented at the virtual public hearing on November 12, 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 Amended Final Site Plan with Bulk (“C”) Variance 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, if any, 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. Applicant has agreed, as an express condition of approval, to work with City and Board professionals as to sign placement, illumination and design aesthetic.

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Motion to Approve Site Plan

Motion Date: November 12, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	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:

7	1	0	0
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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"/>	ONYIUKÉ, 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 November 12, 2025.

Dwight Holmes
Dwight Holmes (Jan 5, 2026 10:48:04 EST)
 Dwight Holmes
 Planning Board Chair

Alexandra Reyes
Alexandra Reyes (Jan 5, 2026 10:33:56 EST)
 Alexandra Reyes
 Planning Board Secretary

Approved as to form and legality:

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

475 Main Amended Site plan- Resolution

Final Audit Report

2026-01-05

Created:	2026-01-05
By:	Gisell Reyes (areyes@orangenj.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAMQGHTqeQUzFOQoJRZit38kPpQg41Fyqz

"475 Main Amended Site plan- Resolution" History

-  Document created by Gisell Reyes (areyes@orangenj.gov)
2026-01-05 - 3:26:32 PM GMT
-  Document emailed to Dwight Holmes (dwightholmes78@yahoo.com) for signature
2026-01-05 - 3:26:37 PM GMT
-  Document emailed to Joseph Wenzel (joe@friendwenzel.com) for signature
2026-01-05 - 3:26:37 PM GMT
-  Document emailed to Gisell Reyes (areyes@orangenj.gov) for signature
2026-01-05 - 3:26:38 PM GMT
-  Email viewed by Joseph Wenzel (joe@friendwenzel.com)
2026-01-05 - 3:27:57 PM GMT
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-  Document e-signed by Gisell Reyes (areyes@orangenj.gov)
Signature Date: 2026-01-05 - 3:33:56 PM GMT - Time Source: server
-  Document e-signed by Joseph Wenzel (joe@friendwenzel.com)
Signature Date: 2026-01-05 - 3:34:50 PM GMT - Time Source: server
-  Email viewed by Dwight Holmes (dwightholmes78@yahoo.com)
2026-01-05 - 3:47:10 PM GMT
-  Document e-signed by Dwight Holmes (dwightholmes78@yahoo.com)
Signature Date: 2026-01-05 - 3:48:04 PM GMT - Time Source: server
-  Agreement completed.
2026-01-05 - 3:48:04 PM GMT