



Date 10/15/2025

Case No. 25-09

TITLE: RESOLUTION OF MEMORIALIZATION

Applicant: Diana Marcela Acuna Martinez

Application: Minor Site Plan with Redevelopment Plan Deviations

WHEREAS, Diana Marcela Acuna Martinez (“Applicant”) submitted an Application to City of Orange Township Planning Board (“Board”) for Minor Site Plan approval, with Redevelopment Plan Deviations, to complete interior and exterior modifications and convert an existing two-family dwelling to a three-family dwelling on property identified as Block 6004, Lots 5 on the Official Tax Map of the City of Orange Township (“City” or “Orange”), commonly and collectively known as 543 McChesney Street (“Property”); and,

WHEREAS, the Property is situated within the Central Valley Rehabilitation Area – District 2, which is governed by the Central Valley Redevelopment Plan (CVRP) 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	April 17, 2025
Plan Survey of Survey, one (1) sheet, 543 McChesney Street Lot 5 in Block 6004, prepared by Andrew K. Wu, PE, PLS, of Formosa Engineering, Inc.	September 22, 2023
Site Plan, one (1) Sheet, titled Addition & Conversion To 3 Family, Block 6004, Lot 5, 543 McChesney Street, City of Orange, Essex County, New Jersey, prepared by Bahman Izadmehr, PhD, PE of Development Engineering, LLC	June 21, 2024

Architectural Plans, seven (7) sheets, titled
“Addition & Conversion To 3 Family – 543
McChesney Street, Orange, NJ, prepared by
Javier E. Fuentes, RA of Javier Architecture

March 10, 2023

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

Sept. 15, 2025

Engineering Review Memorandum by
CP Professional Services

Sept. 11, 2025

WHEREAS, the Applicant requested the following deviations from the Redevelopment Plan: (1) minimum front yard setback of 5-feet is required, and the applicant proposes front yard setbacks of 1.24-feet, (2) minimum side yard setback of 5-feet is required, and the applicant proposes side yard setbacks of 1.05-feet, and (3) two (2) parking spaces are required for each 3+ bedroom unit in a multifamily dwelling, and the applicant proposes a total of three (3) dwelling units requiring a total of six (6) off-street parking spaces are required and the applicant proposes to provide four (4) spaces; and,

WHEREAS, a public hearing was held on this application in a virtual session on September 24, 2025, with Elnardo Webster, Esq. presenting the application to the Board on behalf of the Applicant; and,

WHEREAS, during the virtual public hearing held on September 24, 2025, the Board heard testimony from the Applicant’s professionals, including its engineer, 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 September 24, 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 permitting: (1) front yard setbacks of 1.24-feet, (2) side yard setbacks of 1.05-feet, and (3) four (4) parking spaces, 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)(2) by a showing that the purposes of the MLUL are advanced, including Purpose A, M & I; and,

WHEREAS, the Board concludes that the relief sought will not result in substantial detriment to the public good, 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, and,

WHEREAS, this Resolution incorporates by reference all discussions, exhibits and testimony presented at the virtual public hearing on September 24, 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 and the engineer report.

[REMAINING LEFT BLANK INTENTIONALLY]

Motion to Approve Site Plan

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 checked="" type="checkbox"/>	MONTAGUE, Hon. Welson M.	Councilmember	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input 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:

5	0	1	2
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 Approved Rejected

Motion to Approve Resolution

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 type="checkbox"/>	<input type="checkbox"/>	JONES, Antoinette	Board Vice Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	MOBLEY, Christopher		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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	3	1
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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 October 15, 2025.

Dwight Holmes
Dwight Holmes (Oct 23, 2025 14:21:20 EDT)
Dwight Holmes
Planning Board Chair

Alexandra Reyes
Alexandra Reyes (Oct 23, 2025 14:12:06 EDT)
Alexandra Reyes
Planning Board Secretary

Approved as to form and legality:

Joseph M Wenzel
Joseph Wenzel, Esq.
Planning Board Attorney

543 McChesney St- Resolution Final Votes

Final Audit Report

2025-10-23

Created:	2025-10-23
By:	Gisell Reyes (areyes@orangenj.gov)
Status:	Signed
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"543 McChesney St- Resolution Final Votes" History

-  Document created by Gisell Reyes (areyes@orangenj.gov)
2025-10-23 - 6:02:35 PM GMT
-  Document emailed to Dwight Holmes (dwightholmes78@yahoo.com) for signature
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-  Document emailed to Joseph Wenzel (joe@friendwenzel.com) for signature
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-  Document e-signed by Dwight Holmes (dwightholmes78@yahoo.com)
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-  Agreement completed.
2025-10-23 - 6:21:20 PM GMT