



Date 10/15/2025

Case No. 25-11

TITLE: RESOLUTION OF MEMORIALIZATION

Applicant: ABJ Orange Urban Renewal, LLC

Application: Preliminary and Final Major Site Plan

WHEREAS, ABJ Orange Urban Renewal, LLC (“Applicant”) submitted an Application to City of Orange Township Planning Board (“Board”) for Preliminary and Final Major Site Plan approval to demolish the two (2) existing residential buildings on the site and in their place construct a new 5-story multifamily dwelling, with forty-three (43) residential units over a ground floor parking garage with the equivalent of forty-six (46) parking spaces on property identified as Block 5901, Lots 5 & 6 on the Official Tax Map of the City of Orange Township (“City” or “Orange”), commonly known as 556-560 Scotland Road (collectively “Property”); and

WHEREAS, the Property is situated within the Central Valley Rehabilitation Area – District 4, subject to the Central Valley Redevelopment Plan 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	June 5, 2025
Architectural Plans, seven (7) sheets, titled “Scotland Apartments II, 556 Scotland Rd., Orange, City of Orange, NJ, Essex County”, prepared by Shimone E. Greenbaum, RA, of RISE	June 30, 2025
Outbound & Topographic Survey Plan, one (1) sheet, prepared for 556 & 560 Scotland Road – Lots 6 & 5 – Block 5901, situated in the City of Orange, Essex County, New Jersey, prepared by Alan R. Boettger, PLS, of Clearpoint Services	November 3, 2020

Site Plans, twelve (12) sheets, titled “Preliminary & Final Major Site Plan for ABJ Orange Urban Renewal, LLC, Proposed Multi-Family Residential Development, Block 5901, Lots 5 & 6, 556-560 Scotland Road (Essex County Road 638), City of Orange Township, Essex County, New Jersey”, prepared by Joshua H. Kline, PE, of Stonefield Engineering & Design July 3, 2025

Exhibit, five (5) sheets, titled “Vehicle Circulation (ULI Design Vehicle) ABJ Orange Urban Renewal, LLC, Proposed Multi-Family Residential Development, Block 5901, Lots 5 & 6, 556-560 Scotland Road (Essex County Road 638), City of Orange Township, Essex County, New Jersey, prepared by Joshua H. Kline, PE, of Stonefield Engineering & Design July 3, 2025

Stormwater Management Report, prepared by Stonefield Engineering & Design, LLC May 25, 2025

Traffic Impact Study, prepared by Stonefield Engineering & Design, LLC May 16, 2025

Planning Review Memorandum by Gerard M. Haziel, PP, AICP of Nishuane Group LLC August 4, 2025

Engineering Review Memorandum by CP Professional Services July 24, 2025

WHEREAS, the Applicant requested the following redevelopment plan deviations: (a) a freestanding address sign in the front yard of the proposed building is proposed where no freestanding signs are allowed; (b) exterior signage with a total sign face of 72 square feet where 20 square feet is the maximum allowed, and (c) a sign with a height of 12-feet where no sign is to exceed 20- inches in height; and

WHEREAS, a public hearing was held on this application in a virtual session on August 13, 2025, with Elnardo Webster, Esq. of Connell Foley, LLC presenting the application to the Board on behalf of the Applicant; and,

WHEREAS, during the virtual public hearing held on August 13, 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 August 13, 2025, the Board voted to grant the Application for Preliminary and Final Major Site Plan Approval along with the 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 has established good cause for preliminary and final major 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, after careful consideration of all evidence, the Board finds and concludes that: under the application of the 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 plan deviations 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 plan deviations of: a) a freestanding address sign in the front yard; (b) exterior signage with a total sign face of 72 square feet, and (c) a sign with a height of 12-feet, can be granted as they enhance the wayfinding to the site and its overall visual attributes, 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

WHEREAS, certain design waivers were requested and the Board finds and concludes that waivers can be granted for compact parking spaces, driveway entrance illumination, and lighting shields; and

WHEREAS, this Resolution incorporates by reference all discussions, exhibits and testimony presented at the virtual public hearing on August 13, 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 Preliminary and Final Major Site Plan Approval with plan deviations and design waivers as set forth above 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. Applicant, if it installs security cameras on and around the site, shall ensure that video footage shall be maintained and stored for later access by the Orange Police Department if requested. Applicant will advise Orange Police Department of its cameras and shall work with Police to ensure that footage is viewable and transferrable to the Orange Police Department. Applicant agrees to this as an express condition of approval.

11. Applicant has agreed that traffic leaving the parking area will be only allowed to make a right turn onto Scotland Road and that Applicant will place appropriate signage on site accordingly.

12. Applicant agrees as a condition of approval to interface with municipal officials as to the types and varieties of trees, shrubbery and other landscaping on site to ensure a diverse selection as well as visually appropriate.

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Motion to Approve Site Plan

Motion Date: August 13 , 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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	0	1
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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	WARREN, Hon. Dwayne D.	Mayor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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:

6	0	1	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 August 13, 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 14:21:52 EDT)
 Dwight Holmes
 Planning Board Chair

Alexandra Reyes
Alexandra Reyes (Oct 23, 2025 14:12:26 EDT)
 Alexandra Reyes
 Planning Board Secretary

Approved as to form and legality:

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

556-560 Scotland Rd- Resolution

Final Audit Report

2025-10-23

Created:	2025-10-23
By:	Gisell Reyes (areyes@orangenj.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA2h2599MjJF7WFRPpzdPqaYFYohBCWiom

"556-560 Scotland Rd- Resolution" History

-  Document created by Gisell Reyes (areyes@orangenj.gov)
2025-10-23 - 6:10:42 PM GMT
-  Document emailed to Dwight Holmes (dwithholmes78@yahoo.com) for signature
2025-10-23 - 6:10:47 PM GMT
-  Document emailed to Josph Wenzel (joe@friendwenzel.com) for signature
2025-10-23 - 6:10:47 PM GMT
-  Document emailed to Gisell Reyes (areyes@orangenj.gov) for signature
2025-10-23 - 6:10:47 PM GMT
-  Email viewed by Josph Wenzel (joe@friendwenzel.com)
2025-10-23 - 6:11:28 PM GMT
-  Email viewed by Gisell Reyes (areyes@orangenj.gov)
2025-10-23 - 6:12:18 PM GMT
-  Document e-signed by Gisell Reyes (areyes@orangenj.gov)
Signature Date: 2025-10-23 - 6:12:26 PM GMT - Time Source: server
-  Document e-signed by Josph Wenzel (joe@friendwenzel.com)
Signature Date: 2025-10-23 - 6:16:13 PM GMT - Time Source: server
-  Email viewed by Dwight Holmes (dwithholmes78@yahoo.com)
2025-10-23 - 6:21:29 PM GMT
-  Document e-signed by Dwight Holmes (dwithholmes78@yahoo.com)
Signature Date: 2025-10-23 - 6:21:52 PM GMT - Time Source: server
-  Agreement completed.
2025-10-23 - 6:21:52 PM GMT