



Date 1/28/2026

Case No. 25-10

TITLE: RESOLUTION OF MEMORIALIZATION

Applicant: G & R Auto Sales, Inc.

Application: Preliminary and Final Site Plan Approval and Bulk “C” Variances

WHEREAS, G & R Auto Sales, Inc. (“Applicant”) submitted an Application to City of Orange Township Planning Board (“Board”) to construct a new 6-story mixed-use (residential/commercial) building, with on-site parking and commercial space on the 1st floor and forty-five (45) residential units on the 2nd through 6th floors, on the property identified as Block 2503 Lot 3 on the Official Tax Map of the City of Orange Township (“City” or “Orange”) which is commonly known as 78-80 South Jefferson Street, City of Orange, State of New Jersey (“Property”); and

WHEREAS, the Property is located in the City’s MX-3 (Mixed-Use High Density Residential and Regional Commercial) Zone; and

WHEREAS, the proposed mid-rise residential/commercial, building is permitted in the MX-3 zone; and

WHEREAS, the Applicant is seeking a bulk “C” variance to permit a rear-yard setback of 18.40 feet where City of Orange Development Regulation § 210-24.3 requires a rear-yard setback of 25 feet; and

WHEREAS, the Applicant is seeking a bulk “C” variance to permit building coverage of 74.9% where City of Orange Development Regulation § 210-24.3 permits a maximum building coverage of 70%; and

WHEREAS, the applicant is also seeking preliminary and final site plan approval; and

WHEREAS, the applicant has made the appropriate application to the Board for preliminary and final site plan approval and for bulk “C” variance relief; 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</u>	<u>Date</u>
City of Orange Township Application for Development Approval	May 14, 2025
Architectural plans titled 86 S. Jefferson Street, Mixed-Use Building, 86 S. Jefferson St, Orange, NJ, Proposed Construction of a New 45-Unit Mixed-Use Building, consisting of 9-sheets, prepared by Jennifer L. Palermo, RA of Palermo Edwards Architecture.	September 5, 2025
Engineering plans titled “Preliminary & Final Site Plan Approval, 78-80 S. Jefferson Street, ‘Proposed 6 Story Mixed-Use Residential-Commercial Building,’ 78-80 South Jefferson Street Block 2503, Lot 3, City of Orange Township, Essex County, New Jersey”, consisting of 11-sheets, prepared by Brian S. Grant, P.E. of Grant Engineering, LLC	September 4, 2025
Boundary and Topographic Survey, 78-80 South Jefferson Street, Lot 3 in Block 2503, situated in City of Orange Township, Essex County, New Jersey, consisting of 1-sheet	June 10, 2024
Completeness & Technical Review #1, 78-80 South Jefferson Street, Block 2503, Lot 3, City of Orange, Essex County, New Jersey, prepared by JohnM. Cahillane, PE of CP Engineering, LLC	June 25, 2025

WHEREAS, a public hearing was held on this application in a virtual session on December 18, 2025, with the application being presented to the Board; and,

WHEREAS, during the virtual public hearing held on December 18, 2025, the Board heard testimony from the Applicant’s Architect, Planner and Engineer 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, *N.J.S.A. 40:55D-46* requires the Board to grant preliminary site plan approval for an application if it complies with applicable local ordinances and the Municipal Land Use Law (*N.J.S.A. 40:55D-1, et. seq.*); and

WHEREAS, *N.J.S.A. 40:55D-50* requires the Board to grant final site plan approval for an application if the detailed drawings, specifications and estimates of the application for final approval conform to the standards established by ordinance for final approval and the conditions of preliminary approval; and

WHEREAS, *N.J.S.A. 40:55D-70(c)* allows the Board to grant bulk variance relief if it finds that granting the relief will promote one or more goals of the Municipal Land Use Law (*N.J.S.A. 40:55D-1, et. seq.*), the benefits of granting the relief substantially outweighs any detriment and the relief can be granted without substantial detriment to the public good and without impairing the intent and purpose of the zoning plan; and

WHEREAS, the Board has carefully reviewed all relevant documents and drawings, heard testimony from the Applicant's and Board's professionals and considered all comments from the public related to this application during the virtual public hearing on December 18, 2025; and

WHEREAS, the Board has determined that granting variance relief from City of Orange Development Regulation § 210-24.3 to permit a rear-yard setback of 18.40 feet where the Regulation requires a rear-yard setback of 25 feet, will promote one or more goals of the Municipal Land Use Law (N.J.S.A. 40:55D-1, et. seq.), the benefits of granting the relief substantially outweighs any detriment and the relief can be granted without substantial detriment to the public good and without impairing the intent and purpose of the zoning plan; and

WHEREAS, the Board has determined that granting variance relief from City of Orange Development Regulation § 210-24.3 to permit a building coverage of 74.9% where the Regulation requires a maximum building coverage of 70%, will promote one or more goals of the Municipal Land Use Law (N.J.S.A. 40:55D-1, et. seq.), the benefits of granting the relief substantially outweighs any detriment and the relief can be granted without substantial detriment to the public good and without impairing the intent and purpose of the zoning plan; and

WHEREAS, the Board has determined that this application meets the standards for preliminary and final site plan approval set forth in *N.J.S.A.* 40:55D-46 and *N.J.S.A.* 40:55D-50, respectively; and

WHEREAS, during the virtual public hearing on December 18, 2025, the Board voted to approve this application for preliminary and final site plan approval and bulk "C" variance relief as requested, subject to certain conditions as specified herein; and

WHEREAS, this Resolution incorporates by reference all discussions, exhibits and testimony presented at the virtual public hearing on December 18, 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 Site Plan Approval 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.

[REMAINING LEFT BLANK INTENTIONALLY]

Motion to Approve Site Plan

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 type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:

5	1	2	0
---	---	---	---

 Approved Rejected

Motion to Approve Resolution

Motion Date: January 28, 2026

M	2d	Member		AYE	NAY	N/V	N/P
<input type="checkbox"/>	<input type="checkbox"/>	HOLMES, Dwight	Board Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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"/>	ONYIUKE, Callistus		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
<input type="checkbox"/>	<input type="checkbox"/>	CHRISTMAS, Rhea		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

M: Motion
 2d: Second
 N/V: No Vote
 (Abstain/Excused)
 N/P: Not Present

Vote Totals:

5	0	3	1
---	---	---	---

 Approved Rejected

I hereby certify the foregoing Resolution was adopted by the Planning Board of the City of Orange Township at its meeting on January 28, 2026, and that said resolution memorializes the action of the Planning Board taken at its meeting on December 18, 2025.

Dwight Holmes
Dwight Holmes (Jan 29, 2026 15:19:17 EST)
 Dwight Holmes
 Planning Board Chair

Alexandra Reyes
Alexandra Reyes (Jan 29, 2026 14:42:06 EST)
 Alexandra Reyes
 Planning Board Secretary

Approved as to form and legality:

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

G & R Used Auto Sales, Inc (78 S. Jefferson) - Resolution

Final Audit Report

2026-01-29

Created:	2026-01-29
By:	Gisell Reyes (areyes@orangenj.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAp-tHLW5JgJ4SB2A7NyRsVrLAGgM29Le9

"G & R Used Auto Sales, Inc (78 S. Jefferson) - Resolution" History

-  Document created by Gisell Reyes (areyes@orangenj.gov)
2026-01-29 - 7:22:41 PM GMT
-  Document emailed to Dwight Holmes (dwightholmes78@yahoo.com) for signature
2026-01-29 - 7:22:45 PM GMT
-  Document emailed to Joseph Wenzel (joe@friendwenzel.com) for signature
2026-01-29 - 7:22:46 PM GMT
-  Document emailed to Gisell Reyes (areyes@orangenj.gov) for signature
2026-01-29 - 7:22:46 PM GMT
-  Email viewed by Joseph Wenzel (joe@friendwenzel.com)
2026-01-29 - 7:23:18 PM GMT
-  Document e-signed by Joseph Wenzel (joe@friendwenzel.com)
Signature Date: 2026-01-29 - 7:24:35 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: 2026-01-29 - 7:42:06 PM GMT - Time Source: server
-  Email viewed by Dwight Holmes (dwightholmes78@yahoo.com)
2026-01-29 - 8:19:01 PM GMT
-  Document e-signed by Dwight Holmes (dwightholmes78@yahoo.com)
Signature Date: 2026-01-29 - 8:19:17 PM GMT - Time Source: server

✔ Agreement completed.

2026-01-29 - 8:19:17 PM GMT