

PLANNING BOARD
City of Orange Township
29 North Day Street
Orange, NJ 07050

MEETING MINUTES
MAY 28, 2025

Chairman Holmes called the May 28, 2025 City of Orange Township Planning Board Meeting to order at 7:32 p.m. Salute to the Flag. Compliance with the “Sunshine Law” was acknowledged. Roll Call. Meeting Notice.

Please note this meeting was held virtually via Zoom Meeting and all login information has been posted on the City of Orange Township website (www.orangenj.gov) as well as the local newspaper “Transcript.”

Board Members Present: Callistus Onyiuke, Chistopher Mobley, Jean-Guy Lauture, Council Vice-President Tency Eason , Mayor Dwayne Warren , Vice- Chair Antoinette Jones, Chairman Dwight Holmes.

Board Members Absent: Enock Faustin

Professionals Present:
Alexandra Reyes, Board Secretary
Gerard Haizel, Board Planner
Joseph Wenzel, Board Attorney
John Cahillane, Board Engineer

Correspondence:

None

Minutes:

None

Memorialize Resolution for extension request for approval for Case# 22-05 Cross and Crown Christian Church – 476 Thomas Blvd.

Motion Vice-Chair Jones by Second by Member Mobley to memorialize resolution for a one-year extension of approval for Case# 22-05 Cross and Crown Christian Church -476 Thomas Blvd.

Those in Favor: Member Mobley, Council Vice-President Eason, Mayor Warren, Vice Chair Jones, Chairman Holmes.

Those Opposed: None

Those Absent: Member Faustin,

Those Abstained: Member Onyiuke, Member Lauture

Motion carried: 5-0-1-2

Memorialize Resolution for Extension request for approval for Case# 22-14 AEN Urban Renewal, LLC- 48 S. Day Street.

Motion Council Vice-President Eason by Second by Vice-Chair Jones to memorialize resolution for a one-year extension of approval for Case# 22-14 AEN Urban Renewal, LLC- 48 S. Day Street.

Those in Favor: Member Mobley, Council Vice-President Eason, Mayor Warren, Vice Chair Jones, Chairman Holmes.

Those Opposed: None

Those Absent: Member Faustin,

Those Abstained: Member Onyiuke, Member Lauture

Motion carried: 5-0-1-2

Memorialize Resolution for Case# 23-05 492 Conover Terrace LLC- 492 Conover Terrace – Preliminary and Final Site Plan Approval.

Motion Council Vice-President Eason by Second by Member Mobley to memorialize resolution for a one-year extension of approval for Case# 23-05 492 Conover Terrace.

Those in Favor: Member Mobley, Council Vice-President Eason, Mayor Warren, Vice Chair Jones, Chairman Holmes.

Those Opposed: None

Those Absent: Member Faustin,

Those Abstained: Member Onyiuke, Member Lauture

Motion carried: 5-0-1-2

Memorialize Resolution for Case# 24-04 Sandra Fisler–270 Elmwynd Drive-Subdivision.

Memorialization carried to the June 25, 2025 meeting.

Case# 25-06 Cotton Funeral Service, Inc- 120 S. Main Street – Minor Subdivision.

Attorney Cosby requested an adjournment on behalf of the applicant Cotton Funeral Service to the June 25, 2025 Planning Board Meeting. No re-notice required.

Case# 25-03 Jen-Jen, LLC – 360 Alden Street- Minor Subdivision.

Attorney Reginald Jenkins, Esq from the law firm of Trenk Isabel and Siddiqi & Shahdanian represented the applicant Jen-Jen, LLC for the property located at 360 Alden Street. Attorney Jenkins discussed the minor subdivision application for Jen Jen LLC at 360 Alden Street, where the Orange Garden Center operates. The purpose of the application is to consolidate three lots into one, aligning the zoning records with the existing use and ownership. Attorney Jenkins clarified that this process is primarily administrative, with no new construction or changes to the site plan. The establishment is a legally existing nonconforming use. However, the proposed consolidation will not exacerbate any existing nonconformities nor trigger any new variance.

Witness#1 Anthony Marucci was sworn in as a Land Surveyor. Mr. Marucci presented the survey as provided to the board. The site is currently used as the Orange Garden Center Commercial establishment. He emphasized that the consolidation would not alter the existing operations. Mr. Marucci confirmed receipt of the report by the Board Engineer dated May 1, 2025 and the Planner memorandum dated May 15, 2025.

Board Professionals

Gerard Haizel was sworn in as the Board Planner. The Planner Memorandum dated May 15, 2025 was provided to the Board and the Applicant. The proposed consolidation action will not exacerbate any existing nonconformities nor trigger any new variance. The proposed is a legally existing nonconforming use.

Board Engineer John Cahillane was sworn in. Mr. Cahillane provided his report to the Board and applicant dated May 1st, 2025. A revised technical review dated May 16th, 2025 was distributed via email to the applicant. The report does not deviate much difference from the May 1st report and the items can be addressed thru resolution compliance as they are administrative. The proposed would not have any adverse impact.

Motion by Council Vice-President Eason and **second** by Member Mobley to open public portion. All in favor.

No comments

Motion by Council Vice-President Eason and **second** by Member Lauture to close public portion. All in favor.

Motion to approve by Vice-Chair Jones and **Second** Member Mobley Case# 25-03 Jen-Jen, LLC – 360 Alden Street- Minor Subdivision with (3) tax lots with no variances.

Attorney Jenkins will prepare the deed for the consolidation of three tax lots for the Orange Garden Center and ensure it is transmitted to Board Attorney Wenzel's office for approval before filing.

As a condition of approval, applicant will comply with the recommendations of the Board professionals as detailed in the Planners report dated May 15th, 2025 and the Engineer report dated May 1st, 2025.

Those in Favor: Member Onyiuke, Member Mobley, Member Lauture, Council Vice-President Eason, Mayor Warren, Vice Chair Jones, Chairman Holmes.

Those Opposed: None

Those Absent: Member Faustin,

Those Abstained: None

Motion carried: 7-0-1-0

Old Business:

Chairman Holmes questioned the rationale behind members abstaining from voting on resolutions despite having no conflicts. Attorney Joseph Wenzel clarified that board members are expected to make decisions in a quasi-judicial capacity, and abstentions indicate an inability to reach a conclusion. He stressed that members should vote either yes or no based on their conviction regarding the application.

New Business:

Planning Board By-laws will be voted on the next Planning Board meeting under old business.

Chairman Holmes highlighted a parking lot issue at Central and Scotland Road, where ambulances are parked. Member Mobley stated that he would address the issues with the Zoning Officer.

Motion to adjourn from Member Mobley **second** by Vice-Chair Jones at 8:32PM. All in favor

Next meeting scheduled for Wednesday, June 25 , 2025 at 7:30 p.m. via virtually using Zoom Meeting.

Prepared by: Alexandra Reyes.