

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

**MEETING MINUTES**  
**JULY 23, 2025**

Chairman Holmes called the July 23<sup>rd</sup>, 2025 City of Orange Township Planning Board Meeting to order at 7:35 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](http://www.orangenj.gov)) as well as the local newspaper “Transcript.”

Board Members Present: Enock Faustin, Callistus Onyiuke, Chistopher Mobley, Jean-Guy Lauture, Council Member Tency Eason, Mayor Warren (Arrived 7:55PM), Vice- Chair Antoinette Jones, Chairman Dwight Holmes.

Board Members Absent: None

Professionals Present:  
Alexandra Reyes, Board Secretary  
Gerard Haizel, Board Planner  
Richard Hawkins, Board Attorney from the lawfirm of Friends & Wenzel. Attorney Joseph Wenzel ( Arrived 8:03PM )  
John Cahillane, Board Engineer

Correspondence:

None

Minutes:

**Adoption of the Minutes for May 28, 2025 Meeting**

**Motion** Member Lauture by Second by Member Mobley to adopt the May 28, 2025 meeting minutes.

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

Those Opposed: None

Those Absent: Mayor Warren (Arrived 7:55PM)

Those Abstained: Member Faustin

Motion carried: 6-0-1-1

**Adoption of the June 25, 2025 Meeting Minutes**

**Motion** Member Mobley Second by Member Onyiuke to adopt the June 25, 2025 meeting minutes.

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

Those Opposed: None

Those Absent: Mayor Warren (Arrived 7:55PM )

Those Abstained: None

Motion carried: 7-0-1-0

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

**Motion** Member Lauture Second by Council Member Eason to memorialize resolution Case# 25-06 Cotton Funeral Service, Inc- 120 S. Main Street – Minor Subdivision.

Those in Favor: Member Faustin, Member Onyiuke, Member Mobley, Member Lauture, Council Member Eason, Vice Chair Jones, Chairman Holmes.

Those Opposed: None

Those Absent: Mayor Warren. (Arrived 7:55PM)

Those Abstained: None

Motion carried: 7-0-1-0

**Case #25-04 JMT Realty Corporation- 460-464 Alden St. – Minor Subdivision**

Attorney Reginald Jenkins, Jr from the law firm of Trenk Isabel Siddiqi & Shahdanian represented the applicant JMT Realty Corporation for a Minor Subdivision at 460-464 Alden St. The proposed is designated as Block 1203, Lots 16 and 17 on the Official Tax Map of the City of Orange Township. Applicant proposed to demolish the existing 2-family dwelling on Block 1203, Lot 16 and to consolidate two lots located at Block 1203, Lots 16 and 17 into one lot. There will be no

changes to the remaining existing buildings. There are no expansion of the existing use. The property is located in the City's R-2 1-2 Family Residential Zone.

**Witness# 1** Bill Manning was sworn in as a Land Surveyor. Mr. Manning prepared the Survey presented to the Board. Applicant proposed to demolish the existing 2-family dwelling and continue to the current use of the business. The applicant does not proposed any new construction nor curbing. Applicant proposed to consolidate lot 16 and 17.

Councilwoman Eason raised concerns regarding the proposed use after the demolition of the existing 2-family dwelling, citing potential disruptions to the residential environment and the need for community well-being to take precedence over business interests. Councilwoman Eason suggested tabling the proposal until the property owner could meet with local residents to address their concerns directly.

**Motion** by Councilwoman Eason **Second** Member Faustin to table the application for Case #25-04 JMT Realty Corporation- 460-464 Alden St. – Minor Subdivision. The application will be listed for August 27, 2025 Planning Board Meeting.

Those in Favor: Member Faustin, Member Onyiuke, Member Mobley, Member Lauture, Council Member Eason, Vice Chair Jones, Chairman Holmes.

Those Opposed: None

Those Absent: None

Those Abstained: Mayor Warren

Motion carried: 7-0-0-1

Councilwoman Eason will coordinate a meeting to facilitate this dialogue, ensuring that residents' concerns are heard before the board reconvenes on August 27th. Attorney Joseph Wenzel clarified that this community meeting would not be an official planning board session and would not have a formal record.

**Case #23-05 492 Conover Terrace LLC-492 Conover Terrace-Preliminary and Final Site Plan Approval.**

Attorney Wenzel address the board stating this was a matter which was originally before the board as a site plan application. The board denied that application. The applicant appealed and was successful on that appeal. There was a court order, which remanded the matter back to the planning board for action, and the board determined than that they would continue in their denial of the application.

The applicant then went back to the court. The court issued a updated order, which clearly indicates the court's instruction to the planning board that it must approve the application and it must approve the resolution by today, if it does not do that, there would be a \$1,000 per day penalty to the city for the lack of action.

**Motion** by Vice-Chair Jones **second** by Councilwoman Eason to approve Case #23-05 492 Conover Terrace LLC-492 Conover Terrace-Preliminary and Final Site Plan Approval and Approve the resolution.

Those in Favor: Member Faustin, Member Onyiuke, Member Mobley, Member Lauture, Council Member Eason, Vice Chair Jones.

Those Opposed: Mayor Warren and Chairman Holmes.

Those Absent: None

Those Abstained: None

Motion carried: 6-2-0-0

**Case #25-05 B2C Taylor Development LLC- 200 Taylor St. – Minor Site Plan and “C” Variance.**

Attorney Benjamin Wine from the law firm of Prime Tuvel & Miceli represented the applicant B2C Taylor Development LLC for a Minor Site Plan Approval, bulk variance, deviation and design waiver/exception relief having a street address of 200 Taylor St, Orange, NJ and being designated as Block 3402 Lot 8 on the City of Orange Township Tax Map. The property is located in District E of the Central Orange Redevelopment Plan.

The Applicant proposes to demolish the existing site improvements on the Property and to construct a new 3-Story, (2) family residence on the property. The applicant also proposes related site improvements, including but not limited to, landscaping and lighting infrastructure. The Applicant seeks bulk variance, deviation waiver/exception relief:

- Side yard setback (east side) less than required (5 Ft required; 0 Ft proposed )

**Witness #1** Arlenis Dominguez was sworn in as the Architect. Ms. Dominguez presented the Architectural plans for 200 Taylor St as submitted to the board. The proposed encroachment only happens on the ground floor in order to accommodate a front entrance door facing the street as discussed during the TRC comments. The upper floor complies with the required 5 ft setback.

Sheet A-0. Was marked as Exhibit A1. Adjustment of the color rendering.

Sheet A-1 Was marked as Exhibit A2. Revised sheet A1. Depicts clearance for 9 x 17 for (4) vehicle parking area in the garage.

The proposed units will consist of (3) bedroom (2) bathrooms equipped with its own washer and dryer. Applicant proposes a patio, which will be located under an area of the building, where the 2<sup>nd</sup> and 3<sup>rd</sup> floors of the building will extend out above.

Ms. Dominguez presented the proposed exterior materials consisting of a combination of fiber cement lap siding and stucco.

The Site plans was presented by Ms. Dominguez depicting the existing condition of the site, the proposed grading and utility plan, roof drainage and soil erosion plan.

Witness #2 Spach Trahan was sworn in as the applicant Planner. Ms. Trahan confirmed receipt of the Planner memorandum dated July 14, 2025. The applicant proposal to construct a new two-family dwelling on an existing vacant lot is permitted in District-E of the Central Orange Redevelopment Plan.

Applicant required the following Variance/Deviation:

Required Standard	Permitted	Proposed
Min. Lot Area	7,500- SF	2,508-SF
Min. Lot Width	75-FT	25-FT
Min. Side Yard	5-FT	West Side: 0.5 Feet East Side: 0-Feet

The requested variance can be granted under the C1 and C2 variance. With the C2 variance the proposed is a better planning alternative. The right side setback allows for the front side entrance door and for the walkway to be enclosed.

Exhibit A3 - 3 sheet Planning was presented- Context photos, some as presented in the Board Planner memorandum and Site photos taken by the applicant planner office. The proposed does not cause any detriment to the public good. In terms of the master plan, there would not be any

substantial impediments to it nor the zoning ordinance. The proposed is substantially consistent with the redevelopment plan.

### **Board Professionals**

Board Engineer John Cahillane was sworn in. Mr. Cahillane provided his report to the Board and applicant dated July 16, 2025. Mr. Cahillane clarified that the stormwater proposed is designed to capture all of the rain water that falls on the building not to the entire property, Mr. Cahillane agrees that the proposed is beneficial to the proposed development. Applicant is required to have a design waiver for the parking stall size.

Gerard Haizel was sworn in as the Board Planner. The Planner Memorandum dated July 14, 2025 was provided to the board and the applicant. The applicant did address the suggestions provided during the TRC.

Board Members raised concerns regarding the potential of the proposed becoming a rooming house, Mr. Haizel addressed the board concerns and stated that the proposed does not seem to be a possibility for a rooming house.

**Motion** by Member Faustin and **second** by Member Mobley to open public portion. All in favor.

Rachel Tenant – 461 Waverly Pl- Requested review of the proposed materials, width of the front door as well as the hallway for tenants to move in and out and points of egress. Architect Dominguez responded to Ms. Tenants questions.

**Motion** by Councilwoman Eason and **second** by Member Faustin to close public portion. All in favor.

Motion by Vice-Chair Jones second by Mayor Warren to approve Case #25-05 B2C Taylor Development LLC- 200 Taylor St. – Minor Site Plan with variance for:

- Min. Lot Area of 2,508-SF where 7,500- SF is required
- Min. Lot Width of 25-FT where 75-FT is required
- Min. Side Yard on the West Side: 0.5 Feet and the East Side: 0-Feet where 5-FT is required.
- A design waiver for parking stall size of 9x17 where 9x20 is required.

As a condition of approval, the applicant will comply with the Board experts report as detailed in the Planners report dated July 14, 2025 and the Engineer report dated July 16, 2025. Applicant will also work with the City professionals on the landscaping in the front of the property and allow police access to the street front security cameras.

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

Those Opposed: None

Those Absent: None

Those Abstained: None

Motion carried: 8-0-0-0

Old Business:

Board members were provided the report by the Zoning officer regarding the Scotland Road and Central Ave. Mayor Warren requested that the Zoning officer attend the next planning board meeting to address the board questions and concerns.

Reminder that there will be a special meeting August 13, 2025.

New Business:

None

**Motion** to adjourn from Member Faustin **second** by Member Lauture at 9:47PM. All in favor

**Next meeting scheduled for Wednesday, August 27, 2025 at 7:30 p.m. via virtually using Zoom Meeting.**

**Prepared by: Alexandra Reyes.**