

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

MEETING MINUTES
August 27, 2025

Chairman Holmes called the August 27, 2025 City of Orange Township Planning Board Special Meeting to order at 7:31 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: Enock Faustin, Callistus Onyike, Chistopher Mobley(Arrived 7:39), Jean-Guy Lauture, Council Member Weldon Montague, Mayor Dwayne Warren , Vice- Chair Antoinette Jones, Chairman Dwight Holmes.

Board Members Absent: None

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

Correspondence:

1. Case No. 25-0710, Essex Urban Renewal LLC – 8–22 South Essex Avenue – Preliminary and Final Site Plan. Request for adjournment.
2. Case No. 25-0723, Essex Urban Renewal LLC – 26 Tony Galento Plaza – Preliminary and Final Site Plan. Request for adjournment.

Attorney Veronica Schmiel, Connell Foley, appeared on behalf of both applicants to formally request adjournments to the October 15, 2025 meeting.

Attorney Joseph Wenzel confirmed both cases may be carried to the October 15th meeting with preservation of notice.

Minutes:

None

Memorialize resolution for Case No. 25-05 – B2C Tailored Development, LLC – 200 Taylor Street – Minor Site Plan and “C” Variance

Board Secretary noted a clerical correction on page five (“motion to approve” replacing “motion to deny”).

Attorney Wenzel confirmed it was a typographical (“scrivener’s”) error.

Motion by Member Mobley and second by Member Fasutin to approve the memorialization of resolution.

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

Those Opposed: None

Those Absent: None

Those Abstained: Councilman Montague

Motion carried: 7-0-0-1

Carried Application for Case No. 25-04 – JMT Realty Corporation – 460–464 Alden Street – Minor Subdivision

Attorney Reginald Jenkins, Jr., of Trenk Isabel Siddiqui & Chedidjian, represented the applicant. The application seeks consolidation of two existing lots (Lots 16 and 17) into one lot.

Attorney Jenkins emphasized that:

- No expansion, change, or intensification of use is proposed.
- The purpose is solely to combine tax lots and clarify municipal records.
- The existing two-family home will remain and be converted to a one-family dwelling.

Board Professionals

Board Engineer John Cahillane was sworn in. Mr. Cahillane provided his report to the Board and applicant dated August 6, 2025. Mr. Cahillane concurred with the Planner’s recommendations and requested:

- A revised survey including rear property details (edge of pavement, treeline, etc.), to be provided post-approval in consultation with the Engineering office.

Gerard Haizel was sworn in as the Board Planner. The Planner Memorandum dated August 4, 2025 was provided to the board and the applicant. Retaining the existing building eliminates prior concerns about streetscape appearance.

Recommended condition: ingress/egress driveways remain unchanged to preserve residential character.

Mr. Haizel requested clarity regarding rear lot activity and possible easements with the City as its City owned Lot.

Applicant Testimony – Anthony Trezza (Owner) was sworn in:

- Testified that the rear lot area has remained gravel for decades.
- No storage or expansion occurs there; occasional truck movement only.
- Confirmed existence of a shallow swale behind the property.

Attorney Wenzel clarified that compliance with all local, county, and state environmental agencies remains required.

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

1. Ralph Austin, 318 Watchung Avenue – Objected to the application, citing lack of record of non-conforming use certification under the MLUL, alleged operational expansion, and inadequate public notice for the community meeting. Requested denial.

2. Councilwoman Tency Eason, 373 Cleveland Street – Confirmed flyers were distributed and clarified that the meeting’s sole purpose was lot consolidation for tax purposes; future enforcement matters will be handled separately through the Law Department. Supported approval.

3. Rachael Tennant, 461 Waverly Place – Urged postponement until additional investigation occurs; expressed resident frustration with phased approvals.

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

Attorney Jenkins reiterated that no use change is proposed and all existing conditions remain.

Motion made by Vice Chair Jones and second by Member Member Lauture to approve minor subdivision for Case No. 25-04, JMT Realty Corporation, 460–464 Alden Street, subject to the following conditions:

- Applicant to comply with Planner’s Report dated July 10, 2025 and Engineer’s Report dated May 7, 2025.
- Existing two-family dwelling to remain and be converted to a one-family dwelling.
- No widening or additional driveways permitted.
- Revised survey to be submitted with added rear-lot details per Board Engineer.

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

Those Opposed: None

Those Absent:

Those Abstained: Council Member Montague

Motion carried: 7-0-0-1

Old Business:

Board Secretary Reyes reported on enforcement follow-up for the Central and Scotland Avenue property; the construction official will appear at the September 24, 2025 meeting.

Chairman Holmes noted that vehicles previously reported on site had been removed and commended the zoning office for corrective action.

New Business:

None

Motion to adjourn from Member Mobley **second** by Councilman Montague at 8:29PM. All in favor

Next meeting scheduled for Wednesday, September 24, 2025 at 7:30 p.m. via virtually using Zoom Meeting.

Prepared by: Alexandra Reyes.

