



Date 12/18/2025

Case No. 25-12

TITLE: RESOLUTION OF MEMORIALIZATION

Applicant: VA 583, LLC

Application: Preliminary and Final Site Plan Approval and Bulk (“C”) Variance Approval

WHEREAS, VA 583, LLC (“Applicant”) submitted an Application to City of Orange Township Planning Board (“Board”) which proposes to demolish the existing structure on the site and in its place construct a new six-story multi-family building on the property identified as Block 6104 Lots 3 on the Official Tax Map of the City of Orange Township (“City” or “Orange”), and commonly known 583 Scotland Road, City of Orange, State of New Jersey (“Property”); and

WHEREAS the Property is located in the Central Valley Redevelopment Area- District 4; and

WHEREAS, the proposed use of the Property is a permitted use in District 4 pursuant to the Central Valley Redevelopment Plan, which regulates development within the Central Valley Redevelopment Area; and

WHEREAS, the Central Valley Redevelopment Plan - Section 4.2 – District Standards District 4 requires a minimum front yard setback of 5-feet is required, and the applicant proposes a front yard setback of 0-feet on the eastern (front) property line on Scotland Road; and

WHEREAS, the Central Valley Redevelopment Plan - Section 4.2 – District Standards -District 4 requires a minimum side yard facing street setback of 5-feet is required, and the applicant proposes a setback of 0-feet on the southern side property line on Tremont Avenue; and

WHEREAS, the Central Valley Redevelopment Plan - Section 4.2 – District Standards -District 4 requires a maximum impervious coverage of 90% is permitted, and the applicant proposes an impervious coverage of 92.74%; and

WHEREAS, the applicant also seeks preliminary and final major site plan approval; and

WHEREAS, the applicant has made the appropriate application to the Board for the variances sought and for preliminary and final major site plan approval; 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 Planning Board Application for Development	June 18, 2025
Preliminary & Final Major Site Plan (fourteen (14) sheets), titled: “583 Scotland Road, City of Orange, Essex County, New Jersey, Block 6104, Lot 3”, prepared by Michael E. Dipple, PE, of L2A Land Design, LLC	May 9, 2025 Revised Aug. 12, 2025
Architectural Plans six (6) sheets titled: “Mixed Use 583 Scotland Road, Orange, NJ, Block: 6104, Lot: 3”, prepared by John Saracco, RA of John Saracco Architect, LLC	Aug. 12, 2025
Traffic Impact Study For 583 Scotland Road, Proposed Mixed-Use Building, Block 6104, Lot 3, City of Orange Township, Essex County, New Jersey.	May 15, 2025
Planning Review Memorandum by Nishuane Group LLC	October 31, 2025
Engineering Review Memorandum by CP Professional Services	October 31, 2025

WHEREAS, a public hearing was held on this application in a virtual session on November 12, 2025 with the application being presented to the Board; and,

WHEREAS, during the virtual public hearing held on November 12, 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, during the virtual public hearing held on November 12, 2025 the Board voted to grant the Application for Preliminary and Final Site Plan and Bulk Variances as noted, 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 under the application of the C(2) balancing test the requested the variances: (1) front yard setback of 0.0-foot on Scotland Road, (2) side yard setback of 0.0-foot on Tremont Avenue, and (3) maximum impervious coverage of 92.74% (subject to the conditions of approval below), can be granted without substantial detriment to the public good, that the benefits of the deviation would substantially outweigh any detriment and that the variance will not substantially impair the intent an purpose of the zone plan and zoning ordinance or redevelopment plan; and

WHEREAS, this Resolution incorporates by reference all discussions, exhibits and testimony presented at the virtual public hearing on November 12, 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 Preliminary and Final Site Plan Approval with Bulk (“C”) Variances 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. All construction, rehabilitation or demolition work shall be conducted in a manner to protect adjoining properties and public rights of way from damage or hazardous conditions. Applicant shall adhere to the requirements under N.J.A.C. 5:23-2.34 regarding access to adjoining properties and conditions for construction. Applicant acknowledges that they will be subject to the violations for noncompliance as listed under N.J.A.C. 5:23-2.35 as well as any applicable municipal ordinance, state/federal code, and state/federal statute.
10. Applicant has agreed, as an express condition of approval, to install an additional asphalt walk around the property in conformity with the recommendations of the Board Engineer. The walk will increase impervious coverage to 93.92%. This is acceptable to the Board and the applicant will not need to make any further appearance before the Board if the imperious coverage is at or below this percentage.
11. Applicant has agreed, as an express condition of approval to amend its landscaping plan and work with the Board Professionals and the City with regard to a landscaping plan.

12. Applicant has agreed, as an express condition of approval to provide a signal to pedestrians for cars entering/exiting parking garage.

13. Applicant has agreed, as an express condition of approval to move the garage door forward to enclose two parking spaces within the garage area and reduce compact spaces as a result.

14. Applicant has agreed, as an express condition of approval to collaborate with the City and New Jersey Transit as to the relocation of a bus stop on Scotland Road to a location acceptable to New Jersey Transit and nearby to the current bus stop.

15. Applicant has agreed, as an express condition of approval to provide City and Board Professionals with evidence that the site is free of contamination, including but not limited to a No Further Action letter or similar documentation from the New Jersey Department of Environmental Protection.

16. 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: November 12, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	MONTAGUE, Hon. Weldon M.	Councilmember	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	ONYIUKÉ, Callistus		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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:

7	1	0	0
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 Approved Rejected

Motion to Approve Resolution

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	JONES, Antoinette	Board Vice Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" 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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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	0	1	2
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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 December 18, 2025, and that said resolution memorializes the action of the Planning Board taken at its meeting on October 15, 2025.

Dwight Holmes
Dwight Holmes (Jan 5, 2026 10:48:49 EST)
 Dwight Holmes
 Planning Board Chair

Alexandra Reyes
Alexandra Reyes (Jan 5, 2026 10:34:16 EST)
 Alexandra Reyes
 Planning Board Secretary

Approved as to form and legality:

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

VA 583, LLC (583 Scotland Rd)- Resolution

Final Audit Report

2026-01-05

Created:	2026-01-05
By:	Gisell Reyes (areyes@orangenj.gov)
Status:	Signed
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"VA 583, LLC (583 Scotland Rd)- Resolution" History

-  Document created by Gisell Reyes (areyes@orangenj.gov)
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-  Document emailed to Dwight Holmes (dwithholmes78@yahoo.com) for signature
2026-01-05 - 3:30:04 PM GMT
-  Document emailed to Joseph Wenzel (joe@friendwenzel.com) for signature
2026-01-05 - 3:30:04 PM GMT
-  Document emailed to Gisell Reyes (areyes@orangenj.gov) for signature
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-  Email viewed by Joseph Wenzel (joe@friendwenzel.com)
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-  Document e-signed by Gisell Reyes (areyes@orangenj.gov)
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2026-01-05 - 3:48:16 PM GMT
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-  Agreement completed.
2026-01-05 - 3:48:49 PM GMT