

PLANNING BOARD
City of Orange Township

29 North Day Street
Orange, NJ 07050

MEETING MINUTES
February 18, 2026

Chairman Holmes called the February 18, 2026 City of Orange Township Planning Board Meeting to order. 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 Onyiuke, Christopher Mobley, Rhea Christmas, Jean-Guy Lauture, Council Vice-President Weldon Montague, Mayor Dwayne Warren, Chairman Dwight Holmes.

Board Members Absent: Vice-Chair Antoinette Jones (sent notice of absence).

Professionals Present:

Alexandra Reyes, Board Secretary

Gerard Haizel, P.P., Board Planner – Nishuane

John Cahillane, P.E., Board Engineer – CP Engineers

Joseph Wenzel, Esq., Board Attorney- Friends and Wenzel.

Correspondence:

A legal notice was received from PSE&G regarding an application for a statewide utility blanket flood hazard area. The Board Secretary confirmed this was provided for informational purposes as required by law. No action required.

Minutes:

None

**Case #25-16 – TMA Urban Real Property Development Group – 148 Parrow Street
– Preliminary and Final Site Plan Approval**

Attorney Robert Taylor, Esq appeared on behalf of the Applicant, TMA Urban Real Property Development LLC. Attorney Taylor advised the Board that the principal and managing member of the LLC is Mr. Tyrone Barnes. The subject application seeks Preliminary and Final Site Plan Approval for the development of a three (3) story, two (2) family residential building at 148 Parrow Street, Block 3301, Lot 31, located within the RD-B6 Central Orange Development Plan zone.

Attorney Taylor confirmed three witnesses would testify: Mr. Tyrone Barnes (principal), Mr. Babatunde Adewami (expert in civil engineering and planning), and Mr. Sean Marchand (expert in architecture).

Variations Requested (C Variations):

- Minimum Lot Area – 2,082.50 SF proposed where 7,500 SF required
- Minimum Lot Frontage – insufficient frontage proposed
- Minimum Front Yard – 5 feet proposed where 10 feet required
- Minimum Rear Yard – 5 feet proposed where 10 feet required
- Side Yard (East) – 4 feet proposed where 5 feet required
- Off-Street Parking – 2 spaces proposed where 4 required (2 per unit per amended ordinance)

Design Waivers Requested:

- Refuse area fencing setback – located on property line where 3-inch minimum setback is required
- Curb apron opening – 29 feet proposed where 25 feet maximum permitted
- Driveway illumination – 2.0 foot candles provided where minimum 3.0 required in driveway area
- Lighting shielding – 1.0 foot candle visible at adjacent property line where lighting is required to be shielded from adjacent properties

Witness #1 – Tyrone Barnes – Principal, TMA Urban Real Property Development LLC – Sworn In

Mr. Barnes testified as a lay witness and confirmed the following:

- He is the sole principal and managing member of TMA Urban Real Property Development Group, LLC.
- The property at 148 Parrow Street was acquired from the City of Orange approximately three to four months prior to the hearing.
- The property consisted of a vacant lot at the time of acquisition.
- The property was purchased with the understanding that it is located within a redevelopment area.
- The original plan called for a seven (7) unit building; however, after speaking with the community and neighborhood residents, Mr. Barnes revised the project to a two (2) family residential development more consistent with community preferences.
- Two adjacent lots were purchased simultaneously; each lot is the subject of a separate application.

Board Member questions for Mr. Barnes: Member Lauture confirmed that the two properties are adjacent lots and that the proposed plan consists of two separate two-family homes on each respective lot. Chairman Holmes acknowledged the application and commended the applicant for consulting with the community.

Witness #2 – Babatunde Adewami – Expert in Civil Engineering and Planning – Sworn In

Engineering Testimony:

Mr. Adewami was accepted by the Board as an expert in the fields of civil engineering and professional planning. He has been a licensed professional engineer since 1986 (NJ and NY), a professional land surveyor in NJ, a registered architect in NJ, and a licensed professional planner in NJ since 1995. All licenses are current and in good standing. He has previously testified before the Orange Planning Board.

Mr. Adewami presented five (5) site plan drawings and testified as follows:

- Sheet C1: Bulk/zoning chart showing that the property is located at the corner of Paroel Street and Hickory Street, within the RD-B6 zone. Project data confirmed: Block 3301, Lot 31; lot dimensions 35' x 59.50'; lot area 2,082.50 SF. The zoning chart identified all variances and design waivers.
- Sheet C2: Existing vacant land conditions showing topography survey with elevation and control lines.
- Sheet C3: Existing conditions (left) and proposed development (right). The proposed three-story two-family building is shown with required setbacks. The site plan includes trench drains along the driveway to direct stormwater to the catch basin/detention system (CPU), and a designated refuse area to the right of the property.
- Site lighting: Foot candle measurements provided around the property perimeter for nighttime illumination.
- Sheet C4: 200-foot radius map showing surrounding context, including townhomes and multi-family residential uses along Paroel Street. The flood hazard area map confirms the property is not within a flood zone.
- Sheet C5: Construction detail sheet providing curb, sidewalk, pavement restoration, drainage, and related details.

Mr. Adewami addressed the Board Engineer's report dated January 15, 2026, and confirmed the Applicant's agreement to comply with all applicable recommendations, including:

- Providing a maintenance plan for the detention/seepage basin to be recorded with the deed of the property.
- Removing non-applicable construction details from drawings or confirming their applicability.
- Providing a soil conservation district drawing prior to permit application.
- Paying the Board escrow fee prior to resolution of approval.
- Confirming no outstanding taxes on the property.
- Providing inspection escrow funds in accordance with Section 210-56 of the City Code.
- Signature block for Planning Board and Engineer to be incorporated on the consolidated site plan prior to final submission.

Mr. Adewami also confirmed that a drainage report was submitted as part of the application. The Chairman asked Mr. Adewami to clarify the parking. Mr. Adewami explained that the original drawings reflected the prior ordinance requiring one parking space per unit (two total); however, the amended ordinance now requires two spaces per unit (four total). The Applicant provides two spaces within the building and is requesting a variance for the additional two spaces. The design waiver for the curb apron opening of 29 feet (where 25 feet maximum is permitted) was also explained as necessary given the driveway configuration accommodating two vehicles.

Witness #3 – Sean Marchand – Expert in Architecture – Sworn In

Mr. Marchand was accepted by the Board as an expert in architecture. He is a licensed architect in New Jersey, graduated from NJIT in 2010, has held his architectural license for five years, and has provided testimony before more than twenty (20) planning and zoning boards.

Mr. Marchand presented architectural plans (Sheet A-100 and related sheets) and testified as follows:

- The building is a two (2) family structure with units arranged side by side.
- Each unit may be accessed from two entrances: the front entrance to the living room, or from the rear/garage access. The one-car garage connects through a hallway leading to the unit interior.
- First Floor: Garage (one-car), hallway, bathroom, and utility room.
- Second Floor: Open-concept kitchen, dining room, and family room; powder room. Ample natural light from windows on multiple sides.
- Third Floor: Two bedrooms, each with its own walk-in closet; one common full bathroom; linen closet.
- Room sizes are described as generously proportioned.
- Exterior materials: Thin brick and vinyl siding with shingle roofing, harmonious with adjacent townhouse development along Paroel Street.
- A building rendering was presented reflecting the envisioned color scheme and brick character.

Planning Testimony – Babatunde Adewami – Expert in Planning – Recalled

Mr. Adewami was recalled to provide planning testimony in support of the six (6) variances requested. He testified as follows:

Positive Criteria:

- The application falls under C-1 variances (bulk/hardship variances) arising from the exceptional narrowness, shallowness, and shape of the property. The required lot size for a two-family use is 7,500 SF; the subject lot is 2,082.50 SF – an existing lot previously owned and sold by the City of Orange.
- The lot cannot be widened or otherwise enlarged to meet the minimum lot area, generating all associated variances by virtue of its undersized condition.

- The lot has been vacant and undeveloped for many years. Development will provide a positive visual environment to the neighborhood and benefit the community as a whole.
- The proposed two-family home contributes to alleviating the housing shortage in New Jersey.
- The proposed development fits the character of the neighborhood, as shown in the building renderings, which are compatible with the adjacent townhouse development.
- The property is suitably located for a two-family use due to its proximity to transit, its position along a high-density corridor, its adjacency to commercial uses, and its proximity to Route 280.
- The variances can be granted without detriment to the public good and without impairment to the intent of the zone plan or zoning ordinance.

Negative Criteria:

- The proposed development will not create undue impact on the environment or public good.
- No detriment to adjacent properties or the neighborhood will result from the granting of the variances.
- The granting of the variances will not impair the intent of the Master Plan or the zoning ordinance.

Board Professionals:

Board Planner – Gerard Haizel, P.P.

Mr. Haizel reviewed the application and testified as follows:

- The site is an existing, undersized lot based on the minimum required lot size for development in this zone. Because the two subject properties are individual existing lots that are smaller than the minimum, the undersized condition constitutes an existing non-conformity, and the Applicant is entitled to request relief.
- The lot cannot be subdivided further, and there is nothing that can be done to bring the lot into full conformance. Therefore, an existing hardship is established, which triggers the associated variance conditions.
- This application represents a smaller-scale infill type of development that Mr. Haizel opined should be encouraged, as it allows undersized lots that cannot support large-scale development to be improved and to contribute to upgrading the surrounding neighborhood.
- Mr. Haizel noted that certain nearby uses, such as auto-related businesses, are not conducive to the area given the ongoing residential redevelopment. As such uses become less prevalent, infill residential development like this can take hold.
- With respect to the orientation of the building, Mr. Haizel testified that orienting the development toward Paroel Street (rather than Hickory Street) is appropriate because it picks up the development cues from the townhouse development

further to the east, and because given the proximity of the adjacent neighboring lot (also proposed for development), having the orientations face the same street helps avoid buildings pulling directly against each other from the side.

Board Engineer – John Cahillane, P.E.

Mr. Cahillane reviewed the engineering aspects of the application and testified as follows:

- From an engineering standpoint, the application is straightforward and the requested design waivers are customary to this type of two-family residential use.
- The design waiver for the refuse area fencing being located on the property line (where a 3-inch setback is required) is typical for constrained sites.
- The design waiver for the curb apron opening of 29 feet (where 25 feet maximum is permitted) is not unusual for two-family homes where a wider driveway is required to accommodate vehicle access.
- The variance for illumination levels in the driveway area (2.0 foot candles where 3.0 is required) and the variance for visible lighting at the adjacent property line (1.0 foot candle where shielding is required) are both customary for this type of use.

Motion to Open Public Portion:

Motion made by Member Mobley. Seconded by Council Vice-President Montague. All in favor. Motion carried.

Chairman Holmes opened the public portion. No members of the public came forward with questions or comments regarding this application.

Motion to Close Public Portion:

Motion made by Member Mobley. Seconded by Council Vice-President Montague. All in favor. Motion carried.

Attorney Closing – Attorney Robert Taylor:

Attorney Taylor provided a closing summary confirming that TMA Urban Real Property Development LLC, headed by Mr. Tyrone Barnes, is seeking site plan approval for development of a three-story two-family residential building at 148 Paroel Street (Block 3301, Lot 31). He noted:

- Mr. Adewami was qualified as a professional engineer and testified thoroughly regarding the site plan, variances, and design waivers. The Applicant agrees to comply with all recommendations of the Board Engineer's report to the extent possible.
- Mr. Marchand was qualified as an architect and testified as to the floor plans, exterior design, and compatibility with the surrounding neighborhood.
- Mr. Barnes testified as principal, confirming acquisition from the City and intent to redevelop in a manner consistent with community preferences.
- The Board Engineer's testimony was consistent with and supportive of the applicant's professionals' representations.

Motion for Approval – Case #25-16 – TMA Urban Real Property Development Group – 148 Paroel Street – Preliminary and Final Site Plan Approval:

Motion to approve made by Member Lauture. Seconded by Member Mobley.

Those in Favor: Member Faustin, Member Onyiuke, Member Mobley, Member Christmas, Member Lauture, Council Vice-President Montague, Mayor Warren, Chairman Holmes.

Those Opposed: None

Those Abstained: None

Those Absent: Vice-Chair Jones

Motion carried: 8-0-0-1

Case #25-17 – TMA Urban Real Property Development Group – 122 Hickory Street – Preliminary and Final Site Plan Approval

Attorney Robert Taylor appeared on behalf of the Applicant, TMA Urban Real Property Development LLC. Attorney Taylor advised the Board that this application involves a contiguous lot acquired simultaneously with the lot in Case #25-16. The application seeks Preliminary and Final Site Plan Approval for the development of a three (3) story, two (2) family residential building at 122 Hickory Street, Block 3301, Lot 30, located within the RD-B6 Central Orange Development Plan zone.

Attorney Taylor confirmed the same three witnesses would testify as in the preceding case.

Variations Requested (C Variations):

- Minimum Lot Area – 2,677.50 SF proposed where 7,500 SF required
- Minimum Lot Frontage – 45 feet proposed where 75 feet required
- Minimum Rear Yard – 5 feet proposed where 10 feet required
- Off-Street Parking – 2 spaces proposed where 4 required (2 per unit per amended ordinance)

Design Waivers Requested:

- Refuse area fencing setback – located on property line where 3-inch minimum setback is required
- Driveway illumination – 2.4 foot candles provided where minimum 3.0 required
- Lighting shielding – 1.0 foot candle visible at adjacent property line where lighting is required to be shielded

Witness #1 – Tyrone Barnes – Principal, TMA Urban Real Property Development LLC – Sworn In

Mr. Barnes was re-sworn for this application. He confirmed the following:

- He is the sole principal and managing member of TMA Urban Real Property Development Group, LLC.

- The property at 122 Hickory Street was acquired from the City of Orange approximately four months prior to the hearing.
- The Applicant is seeking approval to develop a three-story two-family residential building on the subject vacant lot.

Witness #2 – Babatunde Adewami – Expert in Civil Engineering and Planning – Sworn In

Engineering Testimony:

Mr. Adewami was re-qualified by the Board as an expert in civil engineering and professional planning for this application. He presented site plan drawings for 122 Hickory Street and testified as follows:

- Sheet C1: Zoning map and project data. Block 3301, Lot 30; lot dimensions 45' x 59.50' (note: area corrected during testimony to 2,677.50 SF from a typographical error on the submitted plans); zone: Central Orange Development Plan, RD-B6. The zoning chart identified all applicable variances and confirmed compliance with maximum building coverage (59.83% proposed vs. 80% maximum), maximum height (no variance required), maximum stories (no variance required), floor area ratio (no variance required), and maximum density (no variance required).
- Sheet C2: Existing vacant land and topography survey.
- Sheet C3: Existing conditions (left) and proposed development layout (right). The proposed three-story two-family building fronts on Hickory Street. Two parking spaces (one per unit) are provided within the building. A concrete walkway extends around the perimeter of the property. A chain-link collection area at the front apron prevents runoff from entering the street, directing stormwater to the seepage pit/detention basin. The refuse area is located to the east of the building.
- Sheet C4: 200-foot radius map showing surrounding properties. Properties to the immediate left (west) are within approximately 20 feet of Route 280. Adjacent uses include commercial properties along Hickory Street, and one-to-three family residential homes further to the right. The flood hazard map confirms the property is not within a flood zone.
- Sheet C5: Construction details sheet. Non-applicable details to be removed or confirmed as applicable prior to final plan submission.

Mr. Adewami reviewed the Board Engineer's report dated January 15, 2026, and the Board Planner's report dated January 18, 2026, and confirmed the Applicant's agreement to comply with all applicable recommendations, including:

- Correcting the lot area on the plans from 2,607.50 SF to 2,677.50 SF.
- Depicting the location and dimensions of the driveway aprons on the plans.
- Replacing references to "detention basin" with "seepage pit" as applicable.
- Removing non-applicable construction details from the drawings.
- Providing soil conservation district drawings prior to permit application.

- Providing a maintenance plan for the seepage pit to be recorded with the deed.
- Paying the Board escrow fee prior to resolution of approval.
- Providing inspection escrow funds per Section 210-56 of the City Code.
- Incorporating a signature block for the Planning Board and Engineer on the first sheet of the consolidated site plan.

Board Member discussion: Member Faustin asked for further clarification regarding the parking variance. Mr. Adewami explained that when the drawings were originally prepared, the prior ordinance required one parking space per unit. The amended ordinance now requires two parking spaces per unit, resulting in a total requirement of four spaces. The Applicant provides two spaces within the garage envelope of the building (one per unit). Due to the physical constraints of the 36-foot wide lot, there is insufficient space to provide additional parking within the building footprint. Chairman Holmes confirmed the changes to the plans regarding parking requirements were understood.

Witness #3 – Sean Marchand – Expert in Architecture – Sworn In

Mr. Marchand was re-qualified by the Board as an expert in architecture for this application. He testified as follows:

- The building is a two (2) family structure with units arranged side by side, oriented toward Hickory Street.
- Each unit may be accessed from two entrances: the front entrance from Hickory Street, or through the rear/garage access. The one-car garage connects to the interior of the unit.
- First Floor: Garage (one-car), living room at the lower level, powder room, utility room.
- Second Floor: Kitchen with open-concept dining room; laundry room; full bathroom; family room facing Hickory Street.
- Third Floor: Two bedrooms – one facing Hickory Street (front), one facing the rear yard. Each bedroom includes its own bathroom and walk-in closet.
- Exterior materials: Brick and vinyl siding, with architectural accents (insets/corbels) to provide character and varied roof lines. Design is consistent with adjacent properties in the neighborhood, including townhouses nearby.
- A building rendering was presented showing the envisioned finished appearance of the structure.

Planning Testimony – Babatunde Adewami – Expert in Planning – Recalled

Mr. Adewami was recalled and provided planning testimony in support of the variances requested. He testified as follows:

Positive Criteria:

- The application involves C-1 bulk variances arising from the exceptional narrowness, shallowness, and shape of the property. The required lot size for a

two-family use is 7,500 SF; the subject lot is 2,677.50 SF – an existing lot purchased from the City of Orange.

- The undersized lot generates all associated variance conditions and cannot be enlarged to meet minimum zoning requirements.
- The lot has been vacant and undeveloped for many years. Development will provide a positive visual environment and benefit the community as a whole.
- The proposed two-family home contributes to alleviating New Jersey's housing shortage.
- The proposed development fits the character of the neighborhood, as reflected in the architectural renderings, which complement surrounding properties.
- The property is uniquely suited for a two-family use due to its location near transit, a high-density corridor, commercial uses, and Route 280.
- The parking variance is required because the lot cannot accommodate four parking spaces within the building envelope; two spaces are provided (one per unit) within the structure. Additional street parking is available on both Paroel Street and Hickory Street.
- The variances can be granted without detriment to the public good and without impairment to the intent of the zone plan or zoning ordinance.

Negative Criteria:

- The proposed development will not create undue impact on the environment or public good.
- No detriment to adjacent properties or the neighborhood will result from the granting of the variances.
- The granting of the variances will not impair the intent of the Master Plan or the zoning ordinance.

Board Professionals:

Board Engineer – John Cahillane, P.E.

Mr. Cahillane reviewed the engineering aspects of the application and testified as follows:

- The application is straightforward and very similar to the preceding application for 148 Paroel Street. The applicant's professionals addressed all items in the Board Engineer's report in detail.
- The standard comments in the "additional requirements as applicable" section of the report are general conditions that may or may not apply; some relate to post-approval activity and are not necessarily applicable to the present hearing.
- From an engineering standpoint, the application is acceptable. With respect to the refuse area, Mr. Cahillane noted that while the area is fenced, he recommended the use of bear-proof containers to reduce the potential for unwanted animal activity at the refuse area.

Board Planner – Gerard Haizel, P.P.

Mr. Haizel reviewed the application and testified as follows:

- This application, like the preceding case, involves an existing undersized lot being developed for a two-family dwelling. The undersized lot has triggered several variances, including insufficient lot area, insufficient lot frontage, insufficient side yard setback (note: not applicable in this case), and insufficient rear yard setback.
- The building is oriented toward the Hickory Street frontage. The rear yard setback abuts a narrow driveway area associated with a scrap metal business to the south. Given the nature of that use and the narrow area involved, Mr. Haizel opined there is no meaningful impact from the reduced rear yard setback, and that it is unlikely a building would ever be constructed closer to the subject site on that adjacent property.
- A parking variance is required because the amended ordinance requires two parking spaces per unit (four total for a two-unit building). The Applicant provides two spaces within the building garage – one per unit.
- A boulder/retaining wall structure visible to the south of the property was identified by the Chairman. Mr. Haizel confirmed that the wall does not appear to be located on the Applicant's property per the site plan. As such, it is the responsibility of the adjacent property owner. Mr. Haizel also noted that the wall in fact provides a beneficial barrier for the Applicant's site.

Motion to Open Public Portion:

Motion made by Chairman Holmes. Seconded by Council Vice-President Montague. All in favor. Motion carried.

Chairman Holmes opened the public portion. No members of the public came forward with questions or comments regarding this application.

Motion to Close Public Portion:

Motion made by Member Mobley. Seconded by Council Vice-President Montague. All in favor. Motion carried.

Attorney Closing – Attorney Robert Taylor:

Attorney Taylor provided a closing summary confirming that TMA Urban Real Property Development LLC is seeking site plan approval for a three-story two-family residential building at 122 Hickory Street (Block 3301, Lot 30), within the Central Orange Redevelopment Area. He noted:

- Mr. Adewami was qualified as professional engineer and planner and provided thorough testimony regarding the site plan and five (5) variances (including the parking variance, which was inadvertently omitted from the original drawings prepared under the prior ordinance). The Applicant agrees to comply with all Board Engineer recommendations to the extent possible.
- Mr. Marchand was qualified as an architect and provided testimony regarding the building design, layout, and compatibility with the surrounding neighborhood.

- Mr. Barnes testified as principal, confirming acquisition of the property from the City of Orange and intent to redevelop.
- The property is located within the Central Orange Redevelopment Area. The site plan is consistent with zone requirements.

Motion for Approval – Case #25-17 – TMA Urban Real Property Development Group – 122 Hickory Street – Preliminary and Final Site Plan Approval:

Motion to approve made by Member Lauture and included the following conditions:

- Variance for insufficient lot area where 2,677.50 SF is proposed and 7,500 SF is required.
- Variance for insufficient lot width where 45 feet is proposed and 75 feet is required.
- Variance for insufficient side yard setback (east) where 4 feet is proposed and 5 feet is required.
- Variance for insufficient rear yard setback where 5 feet is proposed and 10 feet is required.
- Variance for insufficient off-street parking where 4 parking spaces are required and 2 are proposed.
- Condition of Approval: The Applicant shall comply with all recommendations of the Board Planner's Report dated January 18, 2026, and the Board Engineer's Report dated January 15, 2026.

Seconded by Member Mobley.

Those in Favor: Member Faustin, Member Onyiuke, Member Mobley, Member Christmas, Member Lauture, Council Vice-President Montague, Mayor Warren, Chairman Holmes.

Those Opposed: None

Those Abstained: None

Those Absent: Vice-Chair Jones

Motion carried: 8-0-0-1

Old Business:

None

New Business:

None

Motion to Adjourn made by Member Mobley and seconded by Council Vice-President Montague. All in favor. Motion carried. Meeting adjourned at approximately 9:51 PM.

Next meeting scheduled for Wednesday, March 25, 2026 at 7:30 p.m. via Zoom Meeting.

Prepared by: Alexandra Reyes.