

CITY OF ORANGE TOWNSHIP PLANNING BOARD

Date: 8/26/2026

Case No. 23-09

TITLE: RESOLUTION OF MEMORIALIZATION

APPLICANT: PAT272, LLC
APPLICATION: Extension of Approvals

WHEREAS, PAT272, LLC (“Applicant”) submitted an Application to City of Orange Township Planning Board (“Board”) for Preliminary and Final Major Site Plan approval to construct a two-story addition to an existing one-story building and convert it to a mixed use structure, with four (4) residential units over approximately 2,093-SF of ground floor office space on property identified as Block 4201, Lot 11 on the Official Tax Map of the City of Orange Township (“City” or “Orange”), commonly known as 272 Central Avenue (collectively “Property”); and

WHEREAS, Applicant had previously received Preliminary and Final Major Site Plan approval under Case No. 23-09 by motion dated July 24, 2024 and memorialized by resolution dated August 28, 2024; and

WHEREAS, Applicant now seeks to extend the approvals previously granted; and

WHEREAS, a public hearing was held on this application in a virtual session on July 22, 2026, with Danielle Kinback, Esq. presenting the application to the Board on behalf of the Applicant; and,

WHEREAS, during the virtual public hearing held on July 22, 2026, the Board heard argument from Applicant counsel for the need to extend the previous approvals, 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 July 22, 2026, the Board voted to grant the extension of the previous approvals, subject to certain conditions, as reflected in the findings set forth below; and,

WHEREAS, this Resolution incorporates by reference all discussions, exhibits and testimony presented at the virtual public hearing on July 22, 2026, 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 for extension of approval for Preliminary and Final Major Site Plan with Variances and Design Waivers is hereby granted, subject to the following conditions:

1. All of the recitals hereinabove set forth are incorporated herein by reference.

2. All conditions set forth in the prior resolutions of approval of the Site Plan and Amended Site Plan remain in full force and effect.

3. The extension shall expire in one (1) year. The commencement date of the extension shall be August 29, 2026 and the termination date shall be August 28, 2027.

4. Applicant shall continue to properly maintain the site and ensure it does not present any hazards to pedestrians, vehicles or to the general public of the City of Orange.

5. Applicant shall install a protective fence around the site in accordance with direction from City professionals including the Building Department during construction.

6. Applicant shall adhere to all local, state and federal codes as to site safety, stabilization, runoff/erosion, trash collection and other such efforts. Applicant acknowledges that failure to comply with City Code may result in issuance of violation notices and summons.

7. Applicant shall directly interact with the City Department of Public Works to establish an acceptable maintenance plan for the site during the pre-construction and construction phases of the project, if necessary.

8. Any conviction of local, state or federal code related to this site including but not limited to the maintenance and security concerns will result in the revocation of the extension provided by this Resolution.

Motion to Approve Extension

Motion Date: July 22, 2026

A motion to approve the extension for Case 23-09, 272 Central Avenue was made by Vice Chair Antoinette Jones and seconded by Christopher Mobley.

Roll Call

Yeas: Enock Faustin, Christopher Mobley, Jean-Guy Lature, Vice Chair Antoinette Jones and Chairman Dwight Holmes

Nays: None

Abstain: None

Absent: Callistus Onyiuke, Rhea Christmas, Councilman Weldon M. Montague, III, and Mayor Dwayne D. Warren, Esq.

Motion to Approve Resolution

Motion Date: August 26, 2026

I hereby certify that the foregoing Resolution was adopted by the Planning Board of the City of Orange Township at its meeting on August 26, 2026, and that said Resolution memorializes the action of the Planning Board at its meeting on July 22, 2026.

Trisha Scipio
Acting Planning Board Secretary

Dwight Holmes
Planning Board Chair

Approved as to Form and Legality:

Joseph M. Wenzel, Esq.
Planning Board Attorney