



CITY OF ORANGE TOWNSHIP

29 North Day Street

Orange, NJ 07050

ZONING BOARD OF ADJUSTMENT

MEETING MINUTES

Tuesday, September 8, 2026 | 7:00pm

A meeting of the City of Orange Township Zoning Board of Adjustment on Tuesday, September 8, 2026. Board Secretary Trisha A. Scipio called the meeting to order at 7:02 pm.

Chairwoman Tency A. Eason led assembled in the Pledge of Allegiance to the Flag.

Board Secretary Scipio confirmed that the conditions of the "Sunshine Law" had been met.

Board Secretary Scipio announced it is the policy of this board for ALL participants of the meeting, to turn their video on while board attendance is being taken. Members of the PUBLIC do NOT have to identify themselves otherwise at this time and do not have to keep their video on after roll call unless specifically requested or they opt to give testimony. Board members and applicant members shall keep their video ON for the duration of the meeting.

ROLL CALL

Present: Dr. Cheryl Gayle (Arrived at 7:06pm), Nadia Moses, Henry Thompson, JoAnne Ware, Keane Cyrus (1st Alternate), Onisha A. Labriel-Simmons (2nd Alternate), Christine Spencer (3rd Alternate), Byron A. Nicholas (4th Alternate), Vice Chairman Carl Fields, Jr., and Chairwoman Tency A. Eason

Also Present: Dave A. Clark, PE, Board Engineer, Gerald M. Haizel, PP, AICP Board Planner, Joseph Wenzel, Esq., Board Attorney, and Trisha A. Scipio, Board Secretary

Absent: Dr. Fatimah Z. Turner

Board Secretary Scipio announced that as a matter of procedure, it is the intention of the Zoning Board of Adjustments not to continue any matter past 10:00 p.m. unless otherwise ordered in the discretion of the board.

MINUTES

A motion to accept the minutes from the July 14, 2026 meeting was made by Vice Chairman Carl Field, Jr. and seconded by JoAnne Ware.

Roll Call

YEAS: Nadia Moses, JoAnne Ware, Vice Chairman Carl Fields, Jr., Chairwoman Tency A. Eason, and Onisha A. Labriel-Simmons (2nd Alternate)

NAYS: None

ABSTAIN: Cheryl Gayle, Henry Thompson, Keane Cyrus (1st Alternate), Christine Spencer (3rd Alternate), and Byron A. Nicholas (4th Alternate)

ABSENT: Dr. Fatimah Z. Turner

Motion adopted

ZONING BOARD OF ADJUSTMENTS MEETING MINUTES

RESOLUTIONS

JW26-001 434 Parkinson Terrace

A motion to memorialize Resolution OZB Resolution 7-2026 JW26-001 434 Parkinson Terrace was made by Vice Chairman Carl Fields, Jr. and seconded by JoAnne Ware.

Roll Call

YEAS: Nadia Moses, JoAnne Ware, Vice Chairman Carl Fields, Jr.,
Chairwoman Tency A. Eason, and Onisha A. Labriel-Simmons (2nd Alternate)

NAYS: None

ABSTAIN: Cheryl Gayle, Henry Thompson, Keane Cyrus (1st Alternate),
Christine Spencer (3rd Alternate), and Byron A. Nicholas (4th Alternate)

ABSENT: Dr. Fatimah Z. Turner

Motion adopted

APPLICATIONS

There were no applications to be heard.

NEW BUSINESS

OATH OF OFFICE

Board Attorney Joseph M. Wenzel, Esq., administered the Oath of Office to Keane Cyrus (1st Alternate), Christine Spencer (3rd Alternate), and Byron A. Nicholas (4th Alternate)

New members were introduced and will be signed up for new member training as soon as possible. Secretary Scipio will send the new members: the Welcome Letter, Zoning Map, New Members Training information and the Schedule of Meetings (2026).

The Board decided that, beginning in 2027, it will meet in person once each quarter. The 2027 meeting schedule will be established and approved by Resolution for the 2027 calendar year, at which time the dates for the quarterly in-person meetings will be determined.

The appeal from the Zoning Officer's determination was not present.

The Board Engineer, Board Planner and Board Attorney introduced themselves and explained their duties to the board.

OLD BUSINESS

There was no old business.

A motion to adjourn the meeting was made by Vice Chairman Carl Fields, Jr. and seconded by Chairwoman Tency A. Eason.

Motion Adopted

The meeting was adjourned at 7:58 pm.

The next meeting is scheduled for Tuesday, September 29, 2026

Approved:

Trisha A. Scipio,
Board Secretary

Hon. Tency A. Eason
Chairperson