

1. Planning Board Special Meeting Agenda

Documents:

[031622SPEC.PDF](#)

EAST ORANGE PLANNING BOARD

44 CITY HALL PLAZA, EAST ORANGE, NJ 07018

TED R. GREEN, MAYOR

Mutinda Kivuitu, Chairperson

Thomas Gonano, Vice-Chairperson



*Tiffany Harris-Delaney,
Planning Director*

*Janis Nelson
Land Use Administrator*

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SPECIAL MEETING

VIA ZOOM

Wednesday, March 16, 2022

Please click the link below to join virtually:

<https://us06web.zoom.us/j/81710328600?pwd=ci91MmZFOFF4UFdyMjJwMTI1TlZCZz09>

Passcode: 091102

Dial-In (Audio Only):

(301) 715-8592 or (312) 626-6799

Webinar ID: 817 1032 8600

Passcode: 091102

The Chairman Reserves The Right To Revise The Order Of The Agenda As Needed

AGENDA

I. CALL TO ORDER

- A. Reading of the Sunshine Law
- B. Roll Call
- C. Determination of a Quorum

II. MEMORIALIZATION OF MINUTES OF SPECIAL MEETING OF MARCH 2, 2022.

Commissioners eligible to vote: Green, Gomez, Gonano, Hall, Kivuitu, Negrón, Onyeani, Scipio.

III. MEMORIALIZATION OF RESOLUTIONS

PB 598-12 – Amended

APPLICANT: EO 75 Prospect Apts., LLC

PROPERTY ADDRESS: 75 Prospect St. (Block 660/ Lot 9)

PRESENTER: Matthew Posada, Esq.

PROJECT DESCRIPTION: Resolution in the Matter of the Application of EO 75 Prospect Apts., LLC., as applicant for major preliminary and final site plan approval and variances to convert a 44 unit residential building into a 95 unit residential building, pursuant to N.J.S.A. 40:55D-70 (C), bulk relief as to front yard parking, reduction of living unit size and loading size to permit the renovation of a ten (10) story, residential use building with 44 units with seventy-one (71) residential one (1) bedroom units and twenty-four, two (2) bedroom units with associated site improvements.

Commissioners eligible to vote: Green, Gomez, Gonano, Hall, Negron, Onyeani, Scipio, Kivuitu.

IV. CALENDAR OF OLD BUSINESS

PB 773-21 – Continued from February 16, 2022 (Cert. Complete: Exp.Date: March 31, 2022 (time waived by applicant)

APPLICANT: Finomus East Orange RE Holdings LLC/Yum & Chill Restaurant Group

PROPERTY ADDRESS: 412-416 Central Ave. (Block 510/ Lot 13)

PRESENTER: Stephen Joseph, Esq.

PROJECT DESCRIPTION: In accordance with Chapter 51, the applicant request major, preliminary and final site plan approval and bulk variances to construct a fast food, drive thru restaurant with front yard parking. This site is located in the CAC (Central Avenue Commercial District) zone where the use is permitted.

Presentation

- The applicant and his/her witnesses
- Other Testimony Regarding an Application (Public Comment for/against proposal)
- Testimony of Objectors; Cross-Examination of expert witnesses

V. CALENDAR OF NEW BUSINESS

NONE

VI. REPORTS OF OFFICERS

VII. OTHER BUSINESS

VIII. COMMUNICATIONS AND CORRESPONDENCE

The next Planning Board **Regular meeting is scheduled for Wednesday, April 6, 2022 at 7:00 pm and Special Meeting, Wednesday, April 20, 2022 via zoom.**

IV. ADJOURNMENT