

1. Planning Board Regular Meeting Agenda

Documents:

[11922 PLANNING BOARD SPECIAL MEETING AGENDA.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 Delaney-Harris,
Acting Planning Director*

*Janis Nelson
Land Use Administrator*

FAX: (862) 930-7804

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SPECIAL MEETING

VIA ZOOM

Wednesday, January 19, 2022

Please click the link below to join virtually:

<https://us06web.zoom.us/j/86141989654?pwd=c3hxdTdjclJyWUVrUnkrYU9jZUJ2dz09>

Passcode: 773214

Join our meeting by phone:

Dial-In (Audio Only): (929) 205-6099 or (301) 715-8592

Webinar ID: 861 4198 9654

Passcode: 773214

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 REORGANIZATION AND REGULAR MEETING OF JANUARY 5, 2022.

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

III. MEMORIALIZATION OF RESOLUTIONS NONE

IV. CALENDAR OF OLD BUSINESS

PB 2580-20 (Adjourned November 3, 2021)

APPLICANT: 99 Lenox, LLC/Isa Suqi

PROPERTY ADDRESS: 10 & 12 North Clinton St.(Block 370; Lots 33.01 and 34)

PRESENTER: Robert Taylor, Esq.

PROJECT DESCRIPTION: In accordance with Chapter 51, the applicant request major, preliminary and final site plan approval and bulk variances for the construction of 3-story, 12-unit, multifamily dwelling located in the ACD (Central Arts and Cultural 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

PB 751-20 (Adjourned March 3, 2021)

APPLICANT: 89 N. Arlington Urban Renewal, LLC

PROPERTY ADDRESS: 89 North Arlington Ave.(Block 360, Lot 1)

PRESENTER: Reginald Jenkins, Jr., Esq.

PROJECT DESCRIPTION: The applicant seeks major preliminary and final site plan and bulk variance to construct a six-story, 30-unit dwelling with ground floor parking. This site is located in the Arts and Cultural District (ACD) of the Transit Village Development where the use is permitted in the zone.

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

PB 769-21 (2nd Adjournment at January 5, 2022 Hearing)

Certified Complete: 10/28/21; Expiration Date 12/12/21 (time waived by applicant)

APPLICANT: 239 Central Avenue, LLC

PROPERTY ADDRESS: 239 Central Avenue (Block 217; Lot 21)

PRESENTER: James E. Polles, Esq.

PROJECT DESCRIPTION: In accordance with Chapter 51, the applicant request major, preliminary and final site plan approval to rehabilitate an existing commercial building to accommodate a restaurant on the first floor and medical and office space on the second floor. This property is located in the C-1 (Neighborhood Commercial) 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, February 2, 2022 at 7:00 pm. The next Special Planning Board Hearing is scheduled for Wednesday, February 16, 2022 at 7:00 pm via Zoom.

IV. ADJOURNMENT