

# 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*

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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, Negron, 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 (2<sup>nd</sup> 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**