

EAST ORANGE PLANNING BOARD

44 CITY HALL PLAZA, EAST ORANGE, NJ 07018

TED R. GREEN, MAYOR

Mutinda Kivuitu, Chairperson

Thomas Gonano, Vice-Chairperson



*Dan Jennings,
Planning Director*

*Janis Nelson
Land Use Administrator*

FAX: (862) 930-7804

PHONE: (973) 266-5140

SPECIAL MEETING

VIA ZOOM

Wednesday, February 16, 2022 at 7:00 PM

Please click the link below to join virtually:

<https://us06web.zoom.us/j/81689463796?pwd=SWtDa25MVWFnM0xZMFhzK3RJQ25WZz09>

Passcode: 486811

Join our meeting by phone:

(929) 205-6099 or (301) 715-8592

Webinar ID: 816 8946 3796

Passcode: 486811

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 JANUARY 19, 2022

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

MEMORIALIZATION OF MINUTES OF REGULAR MEETING OF FEBRUARY 2, 2022

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

III. MEMORIALIZATION OF RESOLUTIONS

1. APPLICANT: New Jersey Property Company LLC/Matt Madrazo

PROPERTY ADDRESS: 418-426 William St.(Block 363; Lots 17-19)

PRESENTER: Joseph A. Paparo, 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 a, 44-unit, multifamily dwelling located in the ACD (Central Arts and Cultural District) zone where the use is permitted.

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

2. PB 751-20

APPLICANT: 89 N. Arlington Urban Renewal, LLC

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

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.

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

IV. CALENDAR OF OLD BUSINESS

PB 769-21 (Continued from 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

PB 773-21 (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

VI. REPORTS OF OFFICERS

VII. OTHER BUSINESS - FUTURE SPECIAL PLANNING BOARD MEETINGS

Discussion and vote of approval

VIII. COMMUNICATIONS AND CORRESPONDENCE

The next Planning Board regular meeting is scheduled for **Wednesday, March 2, 2022 at 7:00 pm via Zoom.**

IV. ADJOURNMENT