

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 Acting Director*

*Janis Nelson
Land Use Administrator*

FAX: (862) 930-7804

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REGULAR MEETING

VIA ZOOM

Wednesday, April 6, 2022

Please click the link below to join virtually:

<https://us06web.zoom.us/j/82903431272?pwd=VEIWWm1UendrQ0t2SFNzejFrTytUZz09>

Passcode: 379658

Dial-In (Audio Only): (312) 626-6799 or (929) 205-6099

Webinar ID: 829 0343 1272

Passcode: 379658

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 16, 2022.

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

III. MEMORIALIZATION OF RESOLUTIONS

1. PB 773-21

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

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

PROJECT DESCRIPTION: Resolution the Matter of the application of Finomus East Orange Re Holdings, LLC/Yum & Chill Restaurant Group as applicant for Preliminary and Final Site Plan Approval and related variances concerning parking, lighting and signage to permit the demolition of existing improvements on current property and the construction of a one-story (1) Taco Bell with drive thru service and associated site improvements at property located at 412- Central Avenue, (Block 510, Lots 27 and 28).

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

IV. CALENDAR OF OLD BUSINESS

PB 769-21 (Continued)

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

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.

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 774-21

Certified Complete: 3/22/22; Expiration Date May 9, 2022

APPLICANT: 123 Munn Urban Renewal, LLC

PROPERTY ADDRESS: 123 South Munn Avenue (Block 420; Lot 3,4,5.01)

PRESENTER: William C. Sullivan, Jr., Esq.

PROJECT DESCRIPTION: In accordance with Chapter 51, the applicant request major, preliminary and final site plan approval to upgrade an existing 148-unit multi-family residential building with a penthouse as follows: adding a second level penthouse over the existing penthouse; convert a portion of the existing water tower into livable space; extend the two-level parking deck; add a pool deck over existing two-level parking deck. This property is located in the Scattered Site 7 zoning district 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

VIII. COMMUNICATIONS AND CORRESPONDENCE

The next Planning Board Special meeting is scheduled for **Wednesday, April 20, 2022 at 7:00 pm via zoom AND Regular meeting on Wednesday, May 4, 2022 at 7:00 pm via Zoom.**

IV. ADJOURNMENT