

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*

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SPECIAL MEETING

VIA ZOOM

Wednesday, April 20, 2022

REVISED AGENDA

Please click the link below to join virtually

<https://us06web.zoom.us/j/84007353632?pwd=RWw4NUord1F2ekFseEFQYWxaOGFBUT09>

Passcode: 176332

Dial-In (Audio Only):

(312) 626-6799 or (929) 205-6099

Webinar ID: 840 0735 3632

Passcode: 176332

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 RESOLUTIONS

1. 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, Negrón, Hall, Hudson, Onyeani, Kivuitu.

2. PB 2580-20 (Approved at the March 2, 2022 Special Planning Board Meeting)

RESOLUTION IN THE MATTER OF THE APPLICATION OF 10 CLINTON ESTATES URBAN RENEWAL ENTITY, LLC, FOR PRELIMINARY AND FINAL SITE PLAN APPROVAL, FOR LOT CONSOLIDATION, FOR VARIANCES PURSUANT TO N.J.S.A. 40:55D-70(c) AND RESIDENTIAL SITE IMPROVEMENT STANDARDS DESIGN WAIVERS/EXCEPTIONS TO PERMIT THE CONSTRUCTION OF A THREE (3) STORY APARTMENT BUILDING CONTAINING A TOTAL OF TWELVE (12) RESIDENTIAL UNITS AT PROPERTY LOCATED AT 10 AND 12 NORTH CLINTON STREET, BLOCK 370, LOTS 33.01 AND 34 IN THE CITY OF EAST ORANGE

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

III. CALENDAR OF OLD BUSINESS

NONE

IV. CALENDAR OF NEW BUSINESS

PB 776-22

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

APPLICANT: Garden State Equity Group 3, LLC

PROPERTY ADDRESS: 86 N. 18th Street (Block 37; Lot 62)

PRESENTER: Robert Taylor, Esq.

PROJECT DESCRIPTION:

In accordance with Chapter 51, the applicant seeks to subdivide an existing 100x100 lot into two (2) conforming 50X100 lots. This site is located in the Greenwood Redevelopment Area 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 775-22

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

APPLICANT: 1MLK, LLC/FM Construction Group, LLC

PROPERTY ADDRESS: 1A Main Street (Block 42; Lot 4)

PRESENTER: Elnardo J. Webster, II, Esq.

PROJECT DESCRIPTION: In accordance with Chapter 51, the applicant seeks preliminary and final site plan approval to renovate an abandoned supermarket/laundromat into a warehouse and warehouse offices. This site is located in the IND 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. REPORTS OF OFFICERS

VI. OTHER BUSINESS

VIII. COMMUNICATIONS AND CORRESPONDENCE

The next Planning Board **Regular meeting is scheduled on Wednesday, May 4, 2022 at 7:00 pm via Zoom.**

IV. ADJOURNMENT