

# 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 Director*

*Janis Nelson  
Land Use Administrator*

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## REGULAR MEETING

VIA ZOOM

Wednesday, August 3, 2022

**Please click the link below to join:**

<https://us06web.zoom.us/j/86155739627?pwd=U2FqNHVZOTVmUm9Ud0JvMVFsZDZnUT09>

Passcode: 183143

**Dial-in (Audio Only):**

(929) 205-6099 or (646) 931-3860

Webinar ID: 861 5573 9627

Passcode: 183143

**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 REGULAR MEETING OF JULY 6, 2022

***Minutes for the July 2022 Hearing will be adopted at the September 7, 2022 Meeting.***

### III. MEMORIALIZATION OF RESOLUTIONS

#### 1. PB 769-21

**APPLICANT:** 239 Central Avenue, LLC

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

**PRESENTER:** James E. Polles, Esq.

**PROJECT DESCRIPTION:** RESOLUTION IN THE MATTER OF THE APPLICATION OF 219 CENTRAL AVENUE, LLC FOR PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL, FOR VARIANCES PURSUANT TO N.J.S.A. 40:55D-70(c) FOR OF-STREET PARKING (COMMERCIAL), FRONT YARD SETBACK,

PB Regular Meeting August 3, 2022

BUILDING SEPARATION AND OFF-STREET LOADING SPACES, AND DESIGN WAIVERS TO PERMIT THE REHABILITATION OF A TWO- (2) STORY, COMMERCIAL BUILDING CONTAINING RETAIL AND OFFICE SPACE AT PROPERTY LOCATED AT 239 CENTRAL AVENUE, BLOCK 217, LOT 21.

**Commissioners eligible to vote:** Gomez, Hall, Negron, Onyeani, Scipio, Kivuitu.

#### IV. CALENDAR OF OLD BUSINESS

**NONE**

#### V. CALENDAR OF NEW BUSINESS

**PB 781-22**

**Certified Complete: 6/27/22 ; Expiration Date 9/12/22**

**APPLICANT:** Quasim Holdings, LLC/Zain Ahmad

**PROPERTY ADDRESS:** 56 Cambridge St (Block 731; Lot 35)

**PRESENTER:**, William J. Rush, Esq.

**PROJECT DESCRIPTION:** In accordance with Chapter 51, the applicant seeks bulk variance approval to construct a two (2) family home on a vacant lot. This site is located in the R-3 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

***Reminder: any Commissioner wishing to attend the NJLM in Atlantic City in November 2022, please notify the Land Use Administrator immediately.***

#### VIII. COMMUNICATIONS AND CORRESPONDENCE

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

#### IX. ADJOURNMENT