

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*

FAX: (862) 930-7804

PHONE: (973) 266-5140

REGULAR MEETING

VIA ZOOM

Wednesday, September 7, 2022

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/89485397964?pwd=cjdNV3B2VVUwRit1S2ptWVA3VHJqdz09>

Passcode: 241845

Dial-in (Audio Only):

(309) 205-3325 or (312) 626-6799

Webinar ID: 894 8539 7964

Passcode: 241845

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 AUGUST 3, 2022

Memorialization of the minutes for the June and July 2022 Hearing will be adopted at the October, 2022 Meeting.

III. MEMORIALIZATION OF RESOLUTIONS

1. **PB 769-21 (Approved July 2022 Hearing)**

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 239 CENTRAL AVENUE, LLC FOR PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL, FOR VARIANCES PURSUANT TO N.J.S.A. 40:55D-70(c) FOR OFF-STREET PARKING (COMMERCIAL), FRONT YARD SETBACK, BUILDING SEPARATION AND OFF-STREET LOADING SPACES, AND DESIGN WAIVERS TO PERMIT THE REHABILITATIOI 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, Negrón, Onyeani, Scipio, Kivuitu.

IV. CALENDAR OF OLD BUSINESS

1. **PB 770-21 (Approved July 7, 2021 Hearing)**

APPLICANT: CITY OF EAST ORANGE

PROPERTY ADDRESS: *TRANSIT VILLAGE DISTRICTS & ZONING MAP (REVISING AND SUPPLEMENTING.)*

PRESENTER: JOHN MCDONOUGH, CLA, RLA, AICP,PP

PROJECT DESCRIPTION: RESOLUTION AMENDING, REVISING AND SUPPLEMENTING THE ZONING MAP FOR CITY OF EAST ORANGE AS TO TRANSIT VILLAGE DISTRICTS AND SUPPORTING THE CITY OF EAST ORANGE CITY COUNCIL'S ORDINANCE AS TO SAME.

Commissioners eligible to vote: Gomez, Gonnano, Hall, Negrón, Hand-Onyeani, Scipio, Kivuitu.

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)

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

V. CALENDAR OF NEW BUSINESS

NONE

VI. REPORTS OF OFFICERS

VII. OTHER BUSINESS

Reminder: Deadline for Commissioner convention requests to attend the NJLM in Atlantic City in November 2022 is September 16, 2022.

VIII. COMMUNICATIONS AND CORRESPONDENCE

The next Planning Board **Regular meeting is scheduled on Wednesday, October 5, 2022 at 7:00 pm via Zoom.**

IX. ADJOURNMENT