

EAST ORANGE PLANNING BOARD

44 CITY HALL PLAZA, EAST ORANGE, NJ 07018

TED R. GREEN, MAYOR

, Chairperson

Thomas Gonano, Vice-
Chairperson



Dan Jennings,
Planning Director

Janis Nelson
Land Use Administrator

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REGULAR MEETING VIA ZOOM Wednesday, January 6, 2021

I. CALL TO ORDER

- A. Reading of the Sunshine Law
- B. Roll Call
- C. Determination of a Quorum

II. CALENDAR OF OLD BUSINESS

PB718-19

APPLICANT: 14 Summit Street Urban Renewal Entity, LLC

PROPERTY ADDRESS: 14 Summit Street (Block 361, Lot 16, 22)

PRESENTER: Adam J. Faiella, Esq.

PROJECT DESCRIPTION: In accordance with the NWD zone where the use is permitted, the applicant requests major preliminary and final site plan approval to construct a 5-story, 78 unit multi-family dwelling with surface parking.

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

III. CALENDAR OF NEW BUSINESS

PB 746-20

APPLICANT: Paradigm Evergreen, LLC/Jeff Meshel

PROPERTY ADDRESS: 33&41-55 Evergreen Place (Block 691, Lots ,8,9,11,12.01,21)

PRESENTER: Jong Nee, Esq.

PROJECT DESCRIPTION: The applicant seeks major preliminary and final site plan and bulk variance to amend site plan and to reconfigure parking for existing office building on same lot. This site is located in the Evergreen Square Halsted District where the use is permitted in the zone.

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 740-20

APPLICANT: Poplar Street, LLC/ Antonio Parrales

PROPERTY ADDRESS: 116 Hollywood Avenue (Block 21, Lots 26)

PRESENTER: Wale Ibrahim, Esq.

PROJECT DESCRIPTION: The applicant seeks minor site plan and bulk variance to construct a 3-family dwelling with ground floor parking. This site is located in the Sussex Avenue Redevelopment (ARC-1) area where the use is permitted in the zone.

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

1V. MEMORIALIZATION OF MINUTES OF DECEMBER 2, 2020

Commissioners eligible to vote: Gomez, Barner, Gonano, Kivuitu, Onyeani, Scipio, St. Clair.

V. MEMORIALIZATION OF RESOLUTIONS

1. **PB645-20**

APPLICANT: 55 Washington EO LLC

PROPERTY ADDRESS: 55 Washington Street (673/3)

PROJECT DESCRIPTION: In accordance with Chapter 51, the applicant seeks major preliminary and final site plan approval and bulk variance to convert an existing 6-story office building into a 75-unit dwelling with additional square footage added to

the 6th story. This site is in the Transit Area, High Rise Multifamily Structures & Offices (TRO) zone where the use is permitted.

Commissioners eligible to vote: Gomez, Barner, Gonano, Kivuitu, Onyeani, Scipio, St. Clair.

2. **PB 752-20**

APPLICANT: Polaris American Real Estate, LLC

PROPERTY ADDRESS: 87 N. 18th Street (Block 61, Lot 6)

PROJECT DESCRIPTION: In accordance with the Greenwood Redevelopment Area Plan, the applicant seeks minor subdivision and bulk variance approval to create two (2) lots and to build two, (2) two-family homes on each lot. This is a permitted use in the zone.

Commissioners eligible to vote: Gomez, Barner, Gonano, Kivuitu, Onyeani, Scipio, St. Clair.

VI. REPORTS OF OFFICERS

VII. OTHER BUSINESS

VIII. COMMUNICATIONS AND CORRESPONDENCE

The next regular Planning Board meeting is scheduled for **Wednesday**, February 3, 2021 at 7:00 pm via virtual meeting.

VIII. ADJOURNMENT