

Topic: Township of Irvington's Planning Board Special Zoom Meeting
Time: Mar 21, 2024 07:00 PM Eastern Time (US and Canada)

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A G E N D A
IRVINGTON PLANNING BOARD
March 21, 2024

Chairwoman Figueroa calls this *special* meeting of the Irvington Planning Board to order at _____ PM via Zoom. Please take notice that the meeting has been posted on the Township of Irvington's website and said notice was properly published in the newspaper. CSR Lucille Grozinski takes the proceedings of this meeting.

Roll Call/Declaration of Quorum:

Mr. Clitus
Councilman Vick
Mr. Wiggins

V/C Wilson
Mr. Williams
Ms. Wright

Chairwoman Figueroa

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Excused: Mayor Vauss

Pledge of Allegiance:

Sunshine Law:

Chairwoman Figueroa reads the Statement of Proper Notice pursuant to the Sunshine Law.

Miscellaneous Business:

None

Communications/Reports:

None

Memorialization of Resolution:

None

Pending Business:

None

New Business:

Chairwoman Figueroa asks the Board Secretary to call the new business before the Board.

Ms. Francis: Scheduled to be heard is Calendar No. PB-24-01, an application submitted by KK Irvington Realty, LLC doing business as Dunkin Donuts seeking approval for the development of an existing mixed-use building to construct a new mixed-use building consisting of a new Dunkin Donuts with a drive thru and retail space on the first floor and two two-bedroom apartments on the second floor at premises known and designated as 857-863 Springfield Avenue, Block 210, Lots 31-33, Irvington, NJ.

Jennifer Carrillo-Perez of Newark, NJ represents the applicant.

Reports were received from the Planning Division of ARH Associates, Fire Division of the Department of Public Safety, Health Department, and the Engineering Division of the Department of Public Works.

The proof of service is/is not approved.

Ms. Carrillo-Perez makes/ waives her opening statement before the members of the board, then calls the following witnesses who are questioned initially by Ms. Carrillo-Perez and then by various members of the board.

1st Witness:

2nd Witness:

3rd Witness:

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The following exhibits, if any, are submitted and marked into evidence by the CSR:

Exhibit #

Exhibit #

Exhibit #

Upon completion of the testimony by the applicant’s witnesses, the redirect from the members of the board and the additional information submitted by the applicant, Chairwoman Figueroa asks to hear from anyone in the audience desiring an opportunity to orally present their views, either in favor of or in opposition to this proposed application.

Persons in Favor:

- 1.
- 2.
- 3.

Persons in Opposition:

- 1.
- 2.
- 3.

Ms. Carrillo-Perez makes/waives her summation statement to the board members and after public review and deliberation by the members of the board, the following motion is made:

BOARD MEMBER : I make a motion that Calendar No. PB-24-01, an application submitted by KK Irvington Realty, LLC for premises known and designated as 857-863 Springfield Avenue, Block 210, Lots 31-33, Irvington, NJ be granted/denied/dismissed without prejudice and the resolution shall then be memorialized at the next regularly scheduled meeting.

Motion is seconded by BOARD MEMBER and adopted by the following roll call vote:

Mr. Clitus	V/C Wilson
Councilman Vick	Mr. Williams
Mr. Wiggins	Ms. Wright
Chairwoman Figueroa	

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Ms. Francis: Scheduled to be heard is Calendar No. PB-24-02, an application submitted by 61-79 Twenty-Second Urban Renewal, LLC seeking preliminary and final site plan approval along with variance relief for excessive building coverage, insufficient gross habitable floor area, and insufficient parking space size as well as design waivers for excessive driveway width one-way, insufficient parking space dimensions, insufficient storage per unit, and landscaping to construct a five-story multifamily residential building which shall consist of sixty-two residential units and fifty-one ground floor parking spaces at premises known and designated as 61-79 22nd Street, Block 148, Lots 28-35, Irvington, NJ.

Elnardo Webster of Newark, NJ represents the applicant.

Reports were received from the Planning Division of ARH Associates, Fire Division of the Department of Public Safety, Health Department, and the Engineering Division of the Department of Public Works.

The proof of service is/is not approved.

Mr. Webster makes/ waives his opening statement before the members of the board, then calls the following witnesses who are questioned initially by Mr. Webster and then by various members of the board.

1st Witness:

2nd Witness:

3rd Witness:

The following exhibits, if any, are submitted and marked into evidence by the CSR:

Exhibit #

Exhibit #

Exhibit #

Upon completion of the testimony by the applicant's witnesses, the redirect from the members of the board and the additional information submitted by the applicant, Chairwoman Figueroa asks to hear from anyone in the audience desiring an opportunity to orally present their views, either in favor of or in opposition to this proposed application.

Persons in Favor:

1.

2.

3.

Persons in Opposition:

- 1.
- 2.
- 3.

Mr. Webster makes/waives his summation statement to the board members and after public review and deliberation by the members of the board, the following motion is made:

BOARD MEMBER : I make a motion that Calendar No. PB-24-02, an application submitted by 61-79 Twenty-Second Urban Renewal, LLC for premises known and designated as 61-79 22nd Street, Block 148, Lots 28-35, Irvington, NJ be granted/denied/dismissed without prejudice and the resolution shall then be memorialized at the next regularly scheduled meeting.

Motion is seconded by BOARD MEMBER and adopted by the following roll call vote:

Mr. Clitus	V/C Wilson
Councilman Vick	Mr. Williams
Mr. Wiggins	Ms. Wright
Chairwoman Figueroa	

Adjournment:

The Board, not having any further business to conduct, adjourns this *special* meeting of the Irvington Planning Board at P.M.