



PLANNING BOARD REGULAR MEETING MINUTES

Monday, April 4, 2022 - 7:30 PM
Virtual Webex Meeting

To access information on how to use WebEx to join the meeting, please click on the following link: <https://www.southorange.org/800/WebEx-FAQs>

ORDER OF BUSINESS

1. Call Meeting to Order

2. Roll Call

Jon Busch-Vogel
Cecil House
David Kraiker - ABSENT
Michael Miller
Carolyn Morin
Christine Mason, Alternate - ABSENT
Vacant, Alternate
Harold Colton-Max, Chairman
Michael Lerman, Vice Chairman
Bob Zuckerman, Village Trustee
Adam Loehner, Village Administrator
Sheena Collum, Village President

William Sullivan, Board Attorney
Greer Patras, Board Planner/Zoning Officer
Eric Keller, Board Engineer
Ogetti Davis, Board Secretary

3. Meeting Notice Statement

Chairman Colton-Max read the following statement:

Pursuant to Section 5, Chapter 231, P.L. 1975, this is to state for the record that adequate notice of this meeting has been provided to the public by posting and maintaining the annual notice of regular meetings on the bulletin board in the Village's municipal offices located at 76 South Orange Avenue, by mailing the annual notice of regular meetings for 2022 to the South Orange-Maplewood News Record and the Star Ledger in December, 2021 and by filing said notice in the Office of the Village Clerk.



4. Approval of Minutes

- A. Regular meeting held on March 7, 2022
Mr. Busch-Vogel move to approve the minutes of March 7, 2022, seconded by Mr. House. All members were in favor and none opposed.

5. Presentation

- A. South Orange Parking Authority:
Mark Hartwyk Director of the South Orange Parking Authority (SOPA) gave an overview of the parking. He discussed the parking lots that the SOPA manages, number of parking spaces, types of permits and fee structure for residents, employee parking and commuter parking and number of street meters. In response to board questions, Mr. Hartwyk discussed additional capacity for residential spaces and number of permits available. Mr. Hartwyk will discuss with his board regarding providing quarterly updates to the Planning Board.

6. Application(s) to be Heard

- A. **Case #288/8 Second Street, LLC (Continuation from March 7th)**
Block 1905 Lot 1
8 Second Street
Preliminary & Final Site Plan with C-Variance Relief - The applicant is proposing construction of a 42-unit multi-family residential development with a 1,975 SF ground floor artist incubator space, amenities and associated site improvements including but not limited to 47 parking stalls.

Mr. Lerman recused from this case.

Derek Orth attorney on behalf of the applicant provided an outline on the previous hearing, summarized the revisions and board professionals memos. Mr. Orth recalled the project's architect Larry Appel. Mr. Appel summarized the revisions and entered the following exhibits: A9 - Architect Plan, A10 – Updated rendering of Sloan Street, A11 – Rendering of corner of Third and Sloan Street, A12 – Updated rendering of the store front co-creative space and A13 – Material board. In response to board questions, Mr. Appel discussed façade material color and signage. In response to public questions, Mr.



Appel discussed material board and front door signage.

Mr. Orth recalled the engineer Michael Lanzafama. Mr. Lanzafama described and entered exhibit A14 – Truck turning plan. Mr. Keller discussed his response memo pertaining to the concerns of the South Orange Fire Chief. In response to board questions, Mr. Lanzafama discussed impact to the roadway during construction and the accuracy of auto turn software. There were no questions from the public.

Mr. Orth recalled Brian Conway to give planning testimony. Mr. Conway summarized the variances and waivers requested for signage, loading and parking and discussed the planning proofs. In response to board questions, Mr. Conway discussed the benefits of the signage. There were no questions from the public.

Chairman Colton-Max opened the meeting for public comment: Katherine Crenshaw Chair of the Design Review Board commented on the color of the finish and the signage above the doors.

Jessica Miller member of the Shade Tree Committee requested the applicant to have good will and work with the Shade Tree Committee on some of the concerns discussed during the hearings on the maintenance plan and curb cuts.

Board Discussion:

The board members thought it was a good application and discussed concerns of the Fire Chief report and some details of the application. Mr. Busch-Vogel moved to approve the application subject to the conditions discussed, seconded by Mr. House.

Roll Call Vote:

Busch-Vogel	Yes
House	Yes
Loehner	Yes
Miller	Yes
Morin	Yes
Zuckerman	Yes
Colton-Max	Yes

Motion Carried.

7. Discussion



- A. Report from the Board of Trustee member regarding the Planning & Economics Development Committee
Trustee Zuckerman deferred his report to the next meeting.

8. Next Meeting Date

- A. Monday, May 2, 2022 at 7:30 PM

9. Adjournment

There being no further discussion, Trustee Zuckerman moved to adjourn the meeting, seconded by Mr. Busch-Vogel. Chairman Colton-Max adjourned the meeting at approximately 11:05 pm.

Submitted by
Ojetti Davis, Secretary
Planning Board

***These minutes are a summary and the actual statements can be found on the video located on the Village's website at the following link:**
<https://southorangetwpnj.civicclerk.com/Web/Player.aspx?id=246&key=-1&mod=-1&mk=-1&nov=0>