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PLANNING & ECONOMIC DEVELOPMENT COMMITTEE REGULAR MEETING MEETING MINUTES

Tuesday, April 19, 2022 - 8:30 AM
Virtual Webex Meeting

Call Meeting to Order

Chairman Bob Zuckerman
Trustee Summer Jones
Trustee Braynard Brown
Anthony Greci, Construction Official
Julie Doran, Deputy Administrator
Melissa Hodge, SO Downtown Executive Director
Joycelyn White, Recording Secretary

Approval of Minutes

Regular meeting held on March 15, 2022

All members present approved the meeting minutes.

Reports

Code Enforcement Report - Mr. Greci

Mr. Greci discussed the inspection of 101 South Orange Avenue (former Village Hall). Major construction is to be completed by June 15, 2022. Ms. Doran clarified that there is no official opening date at this time. All other redevelopment projects are moving along. Mr. Greci reported that in July the state will introduce that all rentals before being rented will need a lead abatement. In response to Trustee Zuckerman, Mr. Greci stated that this will include single & multi-family homes. In response to Trustee Jones, Mr. Greci reported that there are no upcoming demolitions and when he does receive any, he will forward the information to her to pass along to the Historic Preservation Committee. The committee discussed 270 Irvington Avenue.

Deputy Administrator Report - Ms. Doran

Ms. Doran briefly discussed the Rental Registration Ordinance and the fee changes associated. An analysis was done to comprise information on how other municipalities structure their fees and how it relates to Cert. of Occupancy and



Habitability, Ms. Doran shared the report with the committee. As a recommendation from the Clerk's office, Ms. Doran discussed adding a late fee component. The committee discussed a tier-structured system and senior exemption. All were in agreement to move forward with the tiered structure and late fees. Trustee Brown asked Ms. Doran to see an example of the increased revenue. Trustee Zuckerman asked Ms. Doran to work with Mr. Grenci & the Clerk's office to draft the changes and send them to the committee. Once reviewed by the P&ED Trustee members, the committee would like to introduce it possibly by May 23rd, 2022.

South Orange Downtown Report - Ms. Hodge

Ms. Hodge shared with the committee two recent ribbon-cutting ceremonies for Wildly Forals and Rock Spa Club. Saturday, April 23, 2022; Ms. Hodge announced the ribbon cutting ceremony for the Learning Center. Ms. Hodge discussed updating the vacancy list, summer night events and the farmers market prep.

New Business

Wonder Discussion

Trustee Zuckerman introduced the committee to Wonder's Government Relations Team representative Stephanie Brown. Ms. Brown detailed for the committee Wonder's business model and how the company benefits the local marketplace. By charging the business owner less for delivery than other competitors for delivery service. Wonder would like to be seen as a member of the restaurant & resident community. In response to Trustee Jones, Ms. Brown stated Wonder is trying to create a greater utility amongst the Health Inspectors. The Wonder's business model doesn't fall exactly into the food truck ordinance that would task local health officers to inspect a fleet of vehicles. The company is currently looking for assistance from the state. The State Department of Health issued Wonder, an unofficial categorization of ruling. The committee discussed the delivery of alcoholic beverages.

Public Comment

Mary Mann, Village Green Publication, asked if there are any trucks being inspected by local health officers and is it required? Who is Wonder working with at the State level, and what is the progress?

In response to Ms. Mann, Ms. Brown stated that health officers in Cranford, NJ are inspecting the trucks. Cranford passed an ordinance to increase the fee for inspection, due to the increase in inspections. As of now, the vehicles are not required to be inspected by the local health officers. Wonder is working with The



State Dept. of Health, who oversees food safety and quality assurance measures in the state.

Old Business

ADU - Finalization of Ordinance

Trustee Zuckerman met with the senior committee and shared the feedback with Ms. Patras. Trustee Jones discussed this with the HPC and will pass the feedback along. Greer stated that the feedback from the seniors primarily dealt with taxes and from the HPC wanted to clarify language in the ordinance. The HPC would like properties that are in the district that want to convert their garages to go before the commission. Ms. Patras is currently working with Mr. Otis to finalize the ordinance. It has been sent to both PB and Zoning Attorney for any comments and Mr. Otis was asked to have the Ordinance ready for the next BOT meeting (April 25th). All committee members present approved moving this ordinance forward to the full BOT.

Cannabis Task Force

Trustee Zuckerman briefly discussed the status of the cannabis task force and discussed the task force's role in the application process.

Priorities from Master Plan

There were no reports.

Next Meeting Date

Tuesday, May 17, 2022 at 8:30 AM

Adjournment

The meeting was adjourned at 10:06 AM.

Respectfully submitted, Joycelyn White, Recording Secretary