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PLANNING & ECONOMIC DEVELOPMENT COMMITTEE MEETING MEETING MINUTES

Tuesday, July 26, 2022 - 8:30 AM
Virtual Webex Meeting

Call Meeting to Order

Chairman Bob Zuckerman
Trustee Summer Jones- **Absent**
Trustee Braynard Brown
Anthony Greci, Construction Official
Greer Patras, Zoning Official- **Absent**
Justin Cutroneo, Associate Zoning Official
Julie Doran, Acting Administrator
Melissa Hodge, S.O. Downtown Executive Director
Joycelyn White, Recording Secretary

Also In Attendance

Graham Petto- Topology
Ben Nechmad- Topology

Reports

Code Enforcement Report- Mr. Greci

Mr. Greci discussed the day to day operations of the department. The demolition permits for the former Wells Fargo location have been issued. Mr. Greci detailed his meeting with Landmark and discussed all the inspections with engineering, zoning and the Essex County Soil conservation. Mr. Greci also met with Lustbadder and will start doing preliminary walk-throughs in the upcoming weeks. The committee discussed the estimated opening date for both projects. In response to Trustee Zuckerman, Mr. Greci stated that it is still his understanding that the parking deck will be open first and he will find out more information on the dates.

Acting Administrator Report- Ms. Doran

Ms. Doran discussed the EDA Tour and stated the granting authority was very impressed. The Authority found the new development being done in the town to be very innovative. Village President Collum will be publishing a press release about it in the next Gaslight and website. In response to Trustee Zuckerman, Ms.



Doran reported that the demolition of the former Wells Fargo location will start any day.

South Orange Downtown Report- Ms. Hodge

Ms. Hodge briefly discussed the beautification and the volunteer committee had chosen the finalist for the mural on Village Plaza. Concept sketches will be submitted within the next two weeks. Ms Hodge detailed the following upcoming events in a series called "Downtown on Display":

- Yoga & Shots- 3 Birds Yoga Studio and Dancing Blender
- Downtown after Sundown- continues weekly
- The Farmers Market continues weekly and currently has 30 vendors, 15 full season and 15 part-time vendors.

Old Business

CBD Permitted Uses

In response to Trustee Zuckerman, Mr. Petto confirmed that "retail flex" has been redefined within the permitted uses, item #16. This would include, as an example, a bookclub in a bookstore or a poetry reading in an art gallery. By email, Ms. Patras clarified that this will still go before the zoning officer if a business applies for a use permit. In regards to the process status, the BOT has approved this to be reviewed by the Planning Board for compliance with the master plan. Then it will be back before the BOT for hearing and adoption. Ms Doran will be at the Planning Board meeting and will provide the committee with updates.

Parking Ordinance Review

Mr. Petto briefly discussed the status of the Ordinance; Topology is finalizing their scope of services and working with Mr. Abramson. Mr. Petto is also reviewing the draft and will send it to Ms. Doran to move forward and discuss later this afternoon. Ms. Doran added that this is a proposal including cost.

ADU- Finalization of Ordinance

Ms. Doran stated that there is a draft of this Ordinance and believes this committee is ready to move forward. At the request of Village President Collum, she would like a public-facing presentation to help the public understand this ordinance fully. Topology is working with administration to create the presentation. Ms. Doran briefly discussed "out of scope" or special projects that Topology participates in and is currently in the process of amending their contract.



At the earliest, Ms. Doran anticipates this presentation to be on for the August 28th BOT meeting.

Next Meeting Date

August 16, 2022

The committee discussed postponing the next Planning & Economic Development meeting until August 23, 2022 at 8:30 AM. All members present approved this date change and the website calendar will be updated.

Adjournment

The meeting was adjourned at 9:07 AM.

Respectfully submitted, Joycelyn White, Recording Secretary