SOUTH ORANGE VILLAGE
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PLANNING BOARD REGULAR MEETING MINUTES

Wednesday, September 7, 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**
   Chairman Colton-Max called the meeting to order at approximately 7:30pm.

2. **Roll Call**
   Jon Busch-Vogel
   Cecil House
   David Kraiker - ABSENT
   Michael Miller - ABSENT
   Carolyn Morin
   Christine Mason, Alternate - ABSENT
   Vacant, Alternate
   Harold Colton-Max, Chairman
   Michael Lerman, Vice Chairman
   Julie Doran, Acting Village Administrator
   Sheena Collum, Village President

   William Sullivan, Board Attorney
   Graham Petto, Board Planner/Zoning Officer - ABSENT
   Eric Keller, Board Engineer
   Ojetti 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. Presentation

A. South Orange Environmental Commission presented by Linda Beck, Chair:

Ms. Beck gave a brief overview of the Environmental Commission. She discussed items that the Planning Board should consider when reviewing application such as preserving or improving existing vegetation, water management and retention alternate modes of transportation, lighting, noise, energy and waste. The presentation included a snapshot of the 2021 Master Plan summarizing quality of life and a few of the objectives pertaining to infrastructure upgrades to storm sewer, green infrastructure and increase to the Village's Tree canopy coverage. Mr. Sullivan asked Ms. Beck to share the presentation with the board as it would be helpful when reviewing applications.

5. Approval of Minutes

A. Regular meeting held on August 1, 2022.
Mr. House moved to approve the minutes of August 1st, seconded by Mr. Busch-Vogel. All members were in favor and none opposed.

6. Approval of Resolutions

A. Ordinance #2022-18 for Master Plan Consistence - An Ordinance of The Township of South Orange Village in Essex County, New Jersey Amending Village Code Chapter 143 Fees, Section 143-13 Land Development, 143-39 Other Fees, 185-3 Definitions; Word Usage and 185-156 Application and Escrow Fees

Ms. Morin moved to adopt the Resolution for Ordinance2022-18 Master Plan Consistency, seconded by Ms. Doran.

Roll Call Vote:

Doran Yes
House Yes
Morin Yes
Lerman Yes
Colton-Max Yes
Motion carried.

B. Referral from the Board of Trustees - Proposed first amendment to t he -Central Business District Redevelopment Plan to determine if such amendment is consistent with the Village's Master Plan pursuant to N.J.S.A. 40A:12A-7

Mr. House moved to adopt the Resolution for the first amendment to the Central Business District, seconded by Ms. Doran.

Roll Call Vote:

Busch-Vogel Yes
Doran Yes
House Yes
Morin Yes
Colton-Max Yes
Motion carried.

7. Application(s) for Completeness

A. **Case #291 - BCUW/Madeline Housing Partners, LLC**
Block 1902 Lots 39 & 40
41-45 Third Street
Final site Plan - Applicant is proposing to construct a 26-unit multi-family apartment complex and related amenities.

The Board agreed to grant the request of Mr. Orth to hear the completeness along with the merits of the application and voted on at the end.

8. Application(s) to be Heard

A. **Case #285 - Storage Platform**
Block 2303 Lots 1, 2, 3, 4, 13 & 14
1 & 15 Lackawanna Pl., 311, 313, 315-317 Valley Street and 265 Valley Street
The applicant is seeking modification or clarification of the condition of the approved Resolution.

Jason Tuvel attorney on behalf of the applicant discussed the previously approved application and the purpose for returning to the board in regards to condition #19 of the approved resolution on the final materials for the façade on the Founder's Park side. He explained that they have met with Design Review Board and worked with the Environmental Commission and discussed the recommendations and asked the board to agree that they have satisfied the conditions. Mr. Petto Board Planner discussed his memo dated July 5th, 2022 highlighting this outstanding condition. There were no questions from the board or public.

Chairman Colton-Max opened the meeting for public comment: Chris Black and Jessica Miller residents and members of the Founder's Park Conservancy and discussed their position to mitigation of construction, size and location of the movie screen and the landscaping but they have not seen the finalized plans.

Katherine Crenshaw Chair of the Design Review Board discussed the consideration regarding the landscaping.

The board agreed an amendment to the condition is not necessary and the issue can be handled administratively. Mr. Lerman moved to declare the applicant is in compliance and authorize Mr. Sullivan to draft a letter as discussed, seconded by Mr. House.

Roll Call Vote:

Busch-Vogel Yes
Doran Yes
House Yes
Morin Yes
Lerman Yes
Colton-Max Yes
Motion carried.

B. **Case #291 - BCUW/Madeline Housing Partners, LLC**
Block 1902 Lots 39 & 40
41-45 Third Street
Final site Plan - Applicant is proposing to construct a 26-unit multi-family apartment complex and related amenities.

Derek Orth attorney on behalf of the applicant requested the board to hear the application for both completeness and approval at the same time. Mr. Orth first called David Hals civil engineer to testify. Mr. Hals was sworn and recognized by the board as an expert in engineering. He gave an overview of the application and discussed raising the building one foot, barrier free ramps, modification to the location of the AC units, landscaping and discussed the reports of the board professionals. In response to board questions, Mr. Hals discussed size of driveway and truck circulation, tree planting and alternate locations for the AC units. There were no questions from the public.

Mr. Orth called his second witness Michael Scro licensed architect. Mr. Scro was sworn and recognized by the board as an expert in architecture. He entered exhibits A1 – Elevations of the front and side dated 8/5/2022 and Exhibit A2 Roof Plan dated 8/5/2022. Mr. Scro discussed the proposed ramps, canopies, trash shoot, additional powder room, sizes of windows and explained the reason for the AC unit not being on the roof. In response to board questions, Mr. Scro discussed ADA compliance, details of the trash shoot, location of mailboxes, elevator design and exterior façade. There were no questions or comments from the public.

Board Discussion:
The board professional requested their reports be part of the conditions of the resolution and Mr. Sullivan listed the conditions discussed throughout the hearing.

Mr. Lerman moved to deem the application complete seconded by Mr. Busch-Vogel.
Roll Call Vote:
Busch-Vogel Yes
Doran Yes
House Yes
Morin Yes
Lerman Yes
Colton-Max Yes
Motion carried.

Mr. Lerman moved to approve the application with the conditions discussed, seconded by Mr. Busch-Vogel.
Roll Call Vote:
Busch-Vogel Yes
Doran Yes
House Yes
Morin Yes
Lerman Yes

Colton-Max Yes
Motion carried.

C. **Case #292/Seton Hall University (Carried to a later date TBD)**
Block 901 Lot 3
400 South Orange Avenue
Preliminary and Final Site Plan - The applicant is proposing a 12,862 SF addition to the southeastern portion of the Regan Recreation and Athletic Center and a 176 SF vestibule along the northern side of the building. The applicant also proposes modifications to the adjacent drive aisles, parking and pedestrian walks surrounding the southern and eastern portions of the athletic facility.

The case was carried at the request of the applicant.

9. Discussion

A. Report from the Board of Trustee member regarding the Planning & Economics Development Committee – There was no report.

10. Next Regular Meeting Date

A. Monday, October 3, 2022 at 7:30 PM

11. Adjournment
There being no further discussion, Mr. Lerman moved to adjourn the meeting, seconded by Ms. Doran. Chairman Colton-Max adjourned the meeting at approximately 11:30 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=664&key=-1&mod=-1&mk=-1&nov=0