

SOUTH ORANGE VILLAGE
Municipal Offices
76 South Orange Ave
Suite 302
South Orange
Essex County
New Jersey 07079

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PLANNING BOARD REGULAR MEETING

Monday, December 5, 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
Michael Miller
Carolyn Morin
Christine Mason, Alternate
Lillian Harris, Alternate
Harold Colton-Max, Chairman
Michael Lerman, Vice Chairman
Stephen Schnall, Village Trustee
Julie Doran, Acting Village Administrator
Sheena Collum, Village President

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

3. Meeting Notice 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 November 7, 2022.

5. Approval of Resolution

- A. Resolution establishing the meeting dates for the year 2023

6. Application for Completeness

- A. **Case #293/CannaBoy TreeHouse, LLC**
Block 1904 Lot 12
57 W. South Orange Avenue
Conditional Use - Applicant proposes to operate a Cannabis Retail Business. There are no proposed improvements or alterations to the exterior of the building. The applicant only proposes to make the necessary interior changes to operate the proposed use.

7. Application to be Heard

- A. **Case #292/Seton Hall University (Continuation from November 7th)**
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.

8. Discussion

- A. Ordinance Review for Master Plan Consistency - Ordinance 2022-34 amending Chapter 185 to permit Accessory Dwelling Units
- B. Report from the Board of Trustee Member regarding the Planning & Economic Development Committee

9. Next Regular Meeting Date

- A. TBD

10. Adjournment

****Note – This agenda may change at any time including on the day of the meeting. Applications may be carried or adjourned at the request of the**



Applicant or the Board. Members of the public are cautioned to check the Village website for last minute changes to this agenda prior to attending a meeting.