

**TOWNSHIP OF SOUTH ORANGE
PLANNING BOARD
MINUTES
JANUARY 4, 2021**

Chairman Colton-Max called the regular meeting of the Township of South Orange Planning Board to order on Monday, January 4, 2021 at approximately 7:30 p.m. in a Virtual WebEx meeting.

ROLL CALL

Present: Harold Colton-Max Chairman, Adam Loehner Village Administrator, Robert Zuckerman Village Trustee, Michael Miller, David Kraiker, Lance Freeman Lillian Harris

Also Present: William Sullivan, Board Attorney
Greer Patras, Board Planner
Eric Keller, Board Consultant Engineer
Salvatore Renda, Village Engineer
Ojetti Davis, Board Secretary

Absent: Michael Lerman Vice Chairman Jon Busch-Vogel, Terry Richardson, Kate Slevin Sheena Collum Village President

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 2021 to the South Orange-Maplewood News Record and The Star Ledger in December, 2020 and by filing said notice in the office of the Village Clerk.

APPROVAL OF MINUTES:

Mr. Miller moved to approve the minutes of the regular meeting held on December 2, 2020, seconded by Mr. Kraiker.

Roll Call:

Harris	Yes
Kraiker	Yes
Miller	Yes
Zuckerman	Yes
Colton-Max	Yes

Motion carried.

RE-APPOINTMENT:

Ms. Lillian Harris was reappointed as a regular member to the Planning Board. Mr. Sullivan administered the Oath of Office.

REORGANIZATIONS:

Election of Officers – Chairman and Vice Chairman:

Mr. Miller nominated Mr. Colton-Max Chairman of the Board, seconded by Ms. Harris. All members were in favor.

Mr. Colton-Max nominated Mr. Lerman Vice Chairman of the Board, seconded by Mr. Miller. All members were in favor.

Appointment of Professionals – Planner, Engineer, Attorney, and Secretary:

Trustee Zuckerman made a motion to nominate the following board professionals:

For Planner the firm Topology

For Board Attorney the firm Scarinci & Hollenbeck

For Board Engineer the firm Bowman Consulting Group

For Board Secretary Ojetti Davis

The motion was seconded by Mr. Miller. All members were in favor.

Swearing in of Planner and Engineer:

Mr. Sullivan swore in the Board Planner and Board Engineer for the year 2021.

APPLICATION(S) FOR COMPLETENESS:

Case #276 – Seton Hall University (University Center)

Block 901 Lot 3

400 South Orange Avenue

Preliminary & Final Site Plan – The University proposes to replace and modify the previously approved area of the addition near the main entrance of the University Center building (west side) to add 1,384 square feet to the building footprint (proposed addition of approximately 6,000 gross square feet), update the existing façade, and renovate the remaining sections not completed under Phase 1.

Nicole Dory attorney on behalf of the applicant gave a brief introduction and discussed the waivers requested. Ms. Patras discussed her completeness report and suggested the applicant's professionals meet with the board professionals prior to the next meeting. All revision should be submitted ten (10) days prior to the hearing.

Mr. Miller moved to deem the application complete subject to the items discussed, seconded by Mr. Freeman.

Roll Call:

Freeman	Yes
Harris	Yes
Kraiker	Yes
Loehner	Yes
Miller	Yes
Zuckerman	Yes
Colton-Max	Yes

Motion carried.

Case #277 – Tania Roddi

Block 2215 Lot 26

468 Valley Street

Preliminary & Final Plan w/C-Variance Relief – The applicant proposes to renovate the existing building and use of the property as an indoor playground.

Jay Bohn on behalf of the applicant described the application. Ms. Patras discussed her completeness report and suggested the applicant's professionals meet with the board professionals prior to the hearing. Mr. Keller explained more details needs to be provided on the ADA accessibility.

Mr. Miller moved to deem the application conditionally complete subject to the items discussed, seconded by Ms. Harris.

Roll Call:

Freeman	Yes
---------	-----

Harris Yes
Kraiker Yes
Loehner Yes
Miller Yes
Zuckerman Yes
Colton-Max Yes
Motion carried.

Case#278 – Seton Hall University (Boland Hall)

Block 901 Lot 3

400 South Orange Avenue

Minor Site Plan – The applicant proposes to construct an approximate 1,628 square foot entrance lobby to the existing Boland Hall

Derek Orth attorney on behalf of the applicant described the application. Ms. Patras and Mr. Keller both discussed their completeness memos. They suggested the applicant to submit any revised plans ten (10) days prior to the hearing.

Mr. Miller moved to deem the application complete subject to the board professional's memos, seconded by Trustee Zuckerman.

Roll Call:

Freeman Yes
Harris Yes
Kraiker Yes
Loehner Yes
Miller Yes
Zuckerman Yes
Colton-Max Yes
Motion carried.

APPLICATION(S) HEARD:

Case #275 – 206 ampere Parkway, LLC

Block 1303 Lots 37 & 38

167 and 201 Ridgewood Road North

Minor Subdivision – The applicant is proposing a lot line adjustment between Lot 37 and Lot 38 so as to create two lots that are approximately rectangular in shape.

Chairman Colton-Max recused from this application. Mr. Miller is Acting Chairman for this case.

Nicole Magdziak attorney of the firm Day Pitney on behalf of the applicant described the application and introduced two witnesses. The first witness was David Fantina sworn and recognized as an expert in engineering. Mr. Fantina discussed the application then shared his screen and described the lot lines and drainage. In response to board questions, Mr. Fantina discussed the driveway, tree removals, landscaping and replacement of trees. In response to public questions, Mr. Fantina discussed drainage runoff onto the neighboring properties and the existing well.

The second witness was John Peel sworn and recognized as an expert in Planning. Mr. Peel discussed the environmental assessment of the property. In response to board questions, Mr. Peel discussed the riparian zone and the environmental impact.

Public Comments:

There were several members of the public expressing their concerns on the subdivision of this property, demolition of this historic home and ways to preserve and restore to better fit in with the neighborhood.

After some discussion between the board members and board professionals, the applicant agreed to adjourn the case to the February meeting in order for the applicant to address some of the board and public concerns.

Chairman Colton-Max returned to the meeting.

Case #244 – 320 PC Valley, LLC

Block 2201 Lot 35

320 Valley Street

The applicant is requesting the Resolution approved on January 4, 2016, be amended so that a physical therapy office, gym and/or other professional office and their related amenities be permitted as well as any other permissible use as set forth in Chapter 185, attachment 2 of the Township's Municipal Code with the exception of medical use/children's daycare

Due to the late hour, Murphy Durkin attorney on behalf of the applicant agreed to adjourn and requested a special meeting. Chairman Colton-Max granted the special meeting for January 19th at 7pm.

DISCUSSIONS:

Report from Board of Trustee's members regarding the Planning & Economics Development Committee:

Trustee Zuckerman will present his report at the next meeting.

Master Plan Update:

Mr. Patras mentioned there will be a series of workshops on the Master Plan and the dates for the workshop can be viewed on the Master Plan website.

There were no further comments or question, Chairman Colton-Max adjourned the meeting at approximately 11:15 PM. The next regular meeting is scheduled for Monday, February 1, 2021 at 7:30 p.m.

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: <http://southorange.org/428/Agendas-Minutes>**