

**TOWNSHIP OF SOUTH ORANGE
PLANNING BOARD
SPECIAL MEETING MINUTES
JANUARY 19, 2021**

Chairman Colton-Max called the special meeting of the Township of South Orange Planning Board to order on Tuesday, January 19, 2021 at approximately 7:00 p.m. in a Virtual WebEx meeting.

ROLL CALL

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

Also Present: William Sullivan, Board Attorney
Greer Patras, Board Planner

Salvatore Renda, Village Engineer
Ojetti Davis, Board Secretary

Absent: Adam Loehner Village Administrator, Jon Busch-Vogel, Terry Richardson,
Kate Slevin, Eric Keller, Board Consultant Engineer,
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 mailing the notice of this special meeting to the Star-Ledger and by filing said notice in the Office of the Village Clerk.

APPLICATION HEARD:

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.

Murphy Durkin of the firm Durkin & Durkin on behalf of the applicant gave a brief over of the reason this application is back before the board amending the resolution previously memorialized on February 1, 2016. Mr. Durkin introduced is one witness Matthew Seckler of Stonefield Engineering & Design, recognized by the board as an expert in planning and engineering. Mr. Seckler discussed the intended new use impact on the prior use approved by the board. He discussed patients and employee parking and available parking in the general area of the site. Mr. Seckler explained the proposed parking demand meets the previously approved demand and there are no proposed changes to the building or façade. In response to board questions, Mr. Seckler discussed parking for the physical therapy, additional users of the parking spaces, user access to the parking garage, location of the handicap spaces, number of employees and patients at one time and hours of operation.

There were no questions or comments from the public.

Mr. Lerman moved to approve the application with the conditions discussed, seconded by Trustee Zuckerman.

Roll Call:

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

Motion carried.

There were no further comments or question, Chairman Colton-Max adjourned the meeting at approximately 8:10 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:**

<https://southorangetwpnj.civicclerk.com/Web/Player.aspx?id=65&key=-1&mod=-1&mk=-1&nov=0>