TOWNSHIP OF SOUTH ORANGE
PLANNING BOARD
MINUTES
FEBRUARY 1, 2021

Chairman Colton-Max called the regular meeting of the Township of South Orange Planning Board to order on Monday, February 1, 2021 at approximately 7:30 p.m. in a Virtual WebEx meeting.

ROLL CALL

Present:	Harold Colton-Max Chairman, Michael Lerman Vice Chairman, Adam Loehner Village Administrator, Robert Zuckerman Village Trustee, Jon Busch-Vogel, 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:	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 January 4, 2021, seconded by Trustee Zuckerman.
Roll Call:

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

Motion carried.

APPROVAL OF RESOLUTION(S):
Resolution Appointing Bowman Consultant Group as Board Engineer
Mr. Busch-Vogel moved to approve the Resolution appointing Bowman Consultant Group as Board Engineer, seconded by Mr. Freeman. All members were in favor and none opposed.

Resolution Appointing Topology as Board Planner
Trustee Zuckerman moved to approve the Resolution appointing Topology as the Board Planner, seconded by Mr. Lerman. All members were in favor and none opposed.

Resolution Appointing Scarinci Hollenbeck as Board Attorney
Mr. Miller moved to approve the Resolution appointing Scarinci Hollenbeck as Board Attorney, seconded by Mr. Lerman. All members were in favor and none opposed.

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

Mr. Lerman moved to approve the Resolution, seconded by Mr. Freeman.
Roll Call:

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

Motion carried.

APPLICATION(S) FOR COMPLETENESS:
Case #280 – Andrea Mazara
Block 1802 Lot 41
353 West South Orange Avenue
Minor Subdivision and Preliminary & Final Site Plan w/C-Variance Relief – The applicant is seeking a minor subdivision of a residential property into two separate lots to permit the construction of one single home on each of the new lots.

Douglas Angoff attorney on behalf of the applicant gave a brief introduction of the application.
Ms. Patras discussed the waiver requested and outstanding items. The plans need to be updated submitted ten (10) days prior to the hearing.

Mr. Miller moved to deem the application complete subject to the items discussed, seconded by Mr. Harris.
Roll Call:

Busch-Vogel	Abstain
Freeman	Yes
Harris	Yes
Kraiker	Yes
Loehner	Yes
Miller	Yes
Lerman	Yes
Zuckerman	Yes
Colton-Max	Yes

Motion carried.

APPLICATION(S) HEARD:
Case #275 – 206 ampere Parkway, LLC (Continuation from January 4, 2021)
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 and Mr. Busch-Vogel recused from this application. Mr. Lerman is Acting Chairman for this case.

Mr. Sullivan briefly summarized the last meeting regarding this case. Nicole Magdziak attorney of the firm Day Pitney on behalf of the applicant recapped the last meeting and explained since then they have met with the Historic Preservation Commission, members of the Board of Trustees and hosted three site visit to give people a better idea of the current conditions. Also, the Historic Preservation Commission made a recommendation to the Board of Trustees to designate the property as a local landmark but the Trustees has not acted on that as of yet. M. Magdziak recalled David Fantina licensed engineered previously sworn. Mr. Fantina stated they will work with the board engineer to satisfy the items of the engineer's report dated January 30th. He discussed the condition of the driveway, drainage, trench drains, stormwater run-off and erosion prevention. Mr. Giurintano discussed the items of their report that should be included in the resolution and requires individual plot plans once finalized.

There were no questions from the board or public.

Public Comments:
Mr. Stoller resident of South Orange was in favor of the application and thinks it will be good for the neighborhood.

Mr. MacIntosh resident of South Orange and architect explained his thoughts of maintaining the house and a proposed subdivision of 3 lots instead of 2.

Bryn Doubs resident of South Orange and President of the Historic Preservation & Society thanked developer for opening the home up to the community and thanked Mr. MacIntosh for his pro-bono work done for the property.

Mr. Loehner moved to approve the application, seconded by Ms. Harris.
<u>Roll Call:</u>

Freeman	Yes
Harris	Yes
Kraiker	Yes
Loehner	Yes
Miller	Yes
Lerman	Yes
Zuckerman	Yes

Motion carried.

Chairman Colton-Max and Mr. Bush-Vogel returned to the meeting.

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 of the firm Connell Foley on behalf of the applicant discussed the proposed amended site plan and the adjustments of the prior approval. Also, the University is presenting the Master Plan of the University last approved in July 2018. Ms. Dory introduced one witness for the Master Plan amendment. John Signorelli Associate Vice President of the Facilities discussed the completed projects of the master plan, annual parking letter, and the future proposed projects. In response to board questions, Mr. Signorelli discussed the required, current, proposed and loss of parking spaces. Also discussed was projection of student population verses required parking and staff projections.

There were no questions from the public.

Mr. Lerman moved to approve the University's Master Plan, seconded by Mr. Busch-Vogel.
Roll Call:

Busch-Vogel	Yes
Freeman	Yes
Harris	Yes
Kraiker	Yes
Loehner	Yes
Miller	Yes
Lerman	Yes
Zuckerman	Yes
Colton-Max	Yes

Motion carried.

The University Center
Ms. Dory introduced three witnesses. The first witness was John Signorelli Associate Vice President of Facilities. Mr. Signorelli described the proposed application and state they will comply with the board professional reports. He discussed the interior improvements, renovations, facelift, enclosed patio, on campus convenience store, outdoor theater, fire pit, bike racks and the loss of 13 parking stalls. In response to board questions, Mr. Signorelli discussed parking in the Duffy Hall lot and proposed Starbucks.

There were no questions from the public.

The second witness was John DiGiacinto of Langan Engineers was sworn and recognized as an expert in engineering. Mr. DiGiacinto gave a detailed overview of the application and discussed phase 2 of the project, use in compliant with the University Zone, location and size of the building. He entered and described the following exhibits: A1 Site Plan; A2 updated landscaping; A3 utility plan and A4 drainage plan all dated February 1, 2021.

There were no questions or comments from the board or pubic.

The final witness was Stephen Doyle of Clarke Caton Hintz Architecture (CCH) sworn and recognized by the board as an expert in architect. Mr. Doyle gave an overview of the architecture elements and described the roof, window system, existing and proposed conditions. He entered Exhibit 5- existing photos and rendering. In response to board questions, Mr. Doyle discussed the materials for the retaining wall.

There were no questions from the public.

Mr. Miller moved to approve the application, seconded by Mr. Loehner.
Roll Call:

Busch-Vogel	Yes

Freeman	Yes
Harris	Yes
Kraiker	Yes
Loehner	Yes
Miller	Yes
Lerman	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.

At the request of the applicant, this case was carried to March 1st.

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 requested a special meeting. Chairman Colton-Max announced the application was carried to a special meeting on Wednesday, February 24th at 7pm.

DISCUSSIONS:
Report from Board of Trustee's members regarding the Planning & Economics Development Committee:
Trustee Zuckerman discussed the following from the last Planning & Economics meeting:
They are hoping to have the redevelopment plan for Irvington Avenue soon; Taylor Place parking lot is closed and the public can park in the Library lot or the Village Hall lot; Village Hall is still under construction and SOVCA elevate Melissa Hodge to Acting Executive Director.

Master Plan Update:
Mr. Patras stated the public comment feedback closed today. They are compiling the feedback and prepare the review. The Historic Preservation Commission has requesting some information which could push it back a month or two.

The board discussed and agreed to change the time of the regular meetings for the remainder of the year to 7pm.

There were no further comments or question, Chairman Colton-Max adjourned the meeting at approximately 11:05 PM. The next regular meeting is scheduled for Monday, March 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=80&key=-1&mod=-1&mk=-1&nov=0