



PLANNING BOARD REGULAR MEETING MINUTES

Monday, November 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 - ABSENT
Cecil House - ABSENT
David Kraiker - ABSENT
Michael Miller
Carolyn Morin
Christine Mason, Alternate
Lillian Harris, Alternate
Harold Colton-Max, Chairman
Michael Lerman, Vice Chairman - ABSENT
Stephen Schnall, Village Trustee
Julie Doran, Acting Village Administrator
Sheena Collum, Village President

William Sullivan, Board Attorney
Greer Patras, Board Planner/Zoning Officer - ABSENT
Golda Speyer, Planner of Topology
Justin Cutroneo, Planner of Topology
Jamie Giurintano, Board Engineer
Ogetti 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. Approval of Minutes

- A. Regular meeting held on October 3, 2022:
Mr. Miller moved to approve the minutes of the October 3rd meeting, seconded by Ms. Moran. All members were in favor and none opposed.

5. Presentation

- A. Township of South Orange Village Housing Element & Fair Share Plan by Topology:
Golda Speyer Planner with Topology and the Affordable Housing Planner for the Township of South Orange discussed the changes made to the Housing Element and Fair Share Plan (HEFSP). Ms. Speyer explained this is an amendment to the HEFSP plan that was previously adopted in January 2020. The amendment is to reflect and update the changes made to the 41-45 Third Street Project. In response to board questions, Ms. Speyer discussed the credits that were reduced from the project possibly due to changes in number of units and the affordable housing requirements.

Trustee Schnall moved to deem the Amended Housing Element & Fair Share Plan consistent with the Master Plan, seconded by Ms. Morin.

Roll Call Vote:

Doran	Yes
Harris	Yes
Miller	Yes
Morin	Yes
Schnall	Yes
Colton-Max	Yes

Motion carried.

Ms. Morin moved to adopt the Resolution amending the Housing Element & Fair Share Plan, seconded by Trustee Schnall.

Roll Call Vote:

Doran	Yes
Harris	Yes



Miller Yes
Morin Yes
Schnall Yes
Colton-Max Yes
Motion carried.

- B. Resolution Adopting the Amended Housing Element and Fair Share Plan

6. Application(s) to be Heard

A. Case #292/Seton Hall University (Continuation from October 3rd)

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.

Elnardo Webster attorney on behalf of the applicant gave a brief recap of the last meeting and described the changes made to the plan based on the discussions at the previous meeting and believes that all issue pertaining to odors, unsightliness and rodents have been address and requires no further discussion. He stated the University pledges to work with the City of Newark, South Orange and Essex County on making the storm water management system better and believes this project will help with that as well. Mr. Webster introduced two witnesses. The first witness was Sean Moronski professional Planner of Langan Engineer was sworn and recognized by the board as an expert in planning. Mr. Moronski entered Exhibit A3 – Architectural Plan Design dated July 15, 2022. He described the proposed signage and requirements, variances requested and discussed the positive and negative criteria of the application. In response to board questions, Mr. Moronski discussed the location of the signs, future proposed signage and design waivers for dumpster screening. In response to public questions, Mr. Moronski explained there will be no substantial spillage of lights from the signs.

The second witness was John DiGiacinto licensed engineer of Langan



Engineer previously sworn. Mr. DiGiacinto entered the following:

- Exhibit A4 – Copy of the Site Plan Sheet CS101
- Exhibit A5 – Alternate Dumpster Location
- Exhibit A6 – Drainage Plan CG102 last revised October 26, 2022

He discussed the relocations of the dumpsters, additional parking spaces, lost parking spaces, underground drainage system, curbing and the restrictions for the gate access on Woodbine. In response to board questions, Mr. DiGiacinto discussed compliance of the dumpster relocation, setback analysis of the dumpster relocations, screening for the headlights of the new parking spaces. In response to public questions, Mr. DiGiacinto discussed the requested environmental waiver, storm water impact cumulative study require by the State, amount of discharge into the Newark infrastructure, reason for omitting Newark Streets from plan, retention system and installation details for the new structure.

At this time, Chairman Colton-Max closed the public questions portion of the meeting and carried the case to the next regular meeting scheduled virtually for December 5th at 7:30pm with no further noticing required.

7. Discussion

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

8. Next Regular Meeting Date

- A. Monday, December 5, 2022 at 7:30 PM

9. Adjournment

There being no further discussion, Trustee Schnall moved to adjourn the meeting, seconded by Ms. Doran. Chairman Colton-Max adjourned the meeting at approximately 11:15 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=718&key=-1&mod=-1&mk=-1&nov=0>