



PLANNING & ECONOMIC DEVELOPMENT COMMITTEE MEETING MEETING MINUTES

Tuesday, December 20, 2022 - 8:30 AM
Hybrid Meeting: In-Person/ Virtual Webex Meeting

Call Meeting to Order

Chairman Steve Schnall
Trustee Bobby Brown
Trustee Summer Jones
Anthony Greci, Construction Official
Greer Patras, Zoning Official
Justin Cutroneo, Assistant Zoning Official
Julie Doran, Deputy Administrator
Melissa Hodge, Acting SOVCA Executive Director
Joycelyn White, Recording Secretary

Reports

Code Enforcement Report- Mr. Greci

Mr. Greci reported the following to the committee:

- Code Enforcement Vacancy Advertisement
- Self Place Update- GovPilot complaint monitoring
- Leaf pick up violations
- 4th and Valley construction inspections
- 8 Sloan Street upcoming meeting to discuss pedestrian sidewalk access during construction

The committee discussed end of year department finances and staff reorganization.

Acting Administrator Report- Ms. Doran

There was no report.

South Orange Downtown Report- Ms. Hodge

Ms. Hodge reported the following to the committee:

- Three store closings



- Since there are now ground floor retail spaces available, Ms. Hodge stated that there have been quite a few inquiries regarding potential business and she will circle back with them if still interested.

- Village Plaza Project
- Discussed final window installation, lighting and planting.
- Facade Grant Update
- Chiboba and Valley Cleaners are still outstanding
- Holiday Market
- Martin's Petzel Opening/ribbon cutting - January 6th, 2023
- Indigo Clay Opening/ ribbon cutting - TBD

In response to Trustee Jones, Ms. Hodge stated that S.O. Downtown has been discussing plans to celebrate Black History Month and is currently working on releasing their full year's events. Trustee Jones asked Ms. Doran for an update on the Community Co-Retail Space. Ms Doran stated that the contractor is currently completing the space and doesn't have a specific time when it will be complete but anticipates it to be completed by the second quarter of next year.

New Business

Application/completeness checklist amendment

Mr. Cutroneo discussed topology's work on planning development and completeness amendment. The checklist would help the application process to be smoother for applicants. The checklist has been sent out to the village attorney, planning board, and zoning board for review and comments. The amendment has to be changed by ordinance and once reviewed by the village attorney, it will be sent to the BOT. In response to Trustee Schnall, Mr. Cutroneo stated that the document created by S.O. Downtown; "How to Do Business in South Orange", will be connected with the application and completeness checklist amendment. Mr. Cutroneo anticipates this amendment being translated into the application through GovPilot.

The committee discussed "How to Do Business in South Orange" pamphlet , Ms. Hodge stated that she is currently working on it and hopes to present to the committee by January 2023.

202 South Orange Avenue concept pre-application

Mr. Cutroneo discussed the new pre- application for 202 South Orange Avenue. Mrs. Patras shared the plans for the proposed project, which has a few planning deviations from the village code and intense variances. It is a five-story building



located in the RC-1 zone, with a first floor canopied 18 parking spaces and 18 apartment units. Ms. Patras detailed the applicants' request for variances; density, height, front yard set back, and parking. Cases such as this would need to be heard by the zoning board. The committee discussed deviations. The next steps would be to have a few representatives (the engineer, P&ED members, Planning officials and Administration) to meet with the applicant to discuss the technical aspects of the projects. Mrs. Patras will send out a few dates to see who would be able to attend.

Old Business

Parking Ordinance Review

There was no discussion.

ADU- Finalization of Ordinance

- **Next Steps Discussion**

In response to Trustee Schnall, Mr. Cutroneo stated that since there is a delay with the planning board, it is his hope to get the ordinance to be heard at the next meeting before the Seton Hall hearing. Currently waiting for the planning board chair to make a decision and Mr. Cutroneo will follow up with the planning board secretary.

2023 Planning Goals

There were no reports.

Next Meeting Date

January 17, 2023

Adjournment

The meeting was adjourned at 9:12 AM.

Respectfully submitted, Joycelyn White, Recording Secretary