



PLANNING BOARD REGULAR MEETING MINUTES

Monday, February 6, 2023 - 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 opened the meeting at approximately 7:30 pm:

2. Roll Call

Jon Busch-Vogel
Lillian Harris
Cecil House
David Kraiker
Michael Miller
Carolyn Morin
Christine Mason, Alternate - Absent
Susie Adamson, Alternate
Harold Colton-Max, Chairman
Michael Miller, Vice Chairman
Stephen Schnall, Village Trustee
Julie Doran, Acting Village Administrator
Sheena Collum, Village President

William Sullivan, Board Attorney
Greer Patras, Board Planner/Zoning Officer
Eric Keller, Board Engineer - Absent
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 2023 to the South Orange-Maplewood News Record and the Star Ledger in December, 2022 and by filing said notice in the Office of the Village Clerk.



4. Appointments

- A. Swearing In of the following members:
Mr. Sullivan administered the Oath of Office to the following:

- Lillian Harris - Regular Member
- Susie Adamson - Alternate Member

5. Approval of Minutes

- A. Regular meeting held on January 5, 2023:
Ms. Harris moved to approve the minutes of the meeting held on January 5th, seconded by Ms. Morin.

Roll Call Vote:

Busch-Vogel	Yes
Doran	Yes
Harris	Yes
House	Yes
Kraiker	Yes
Morin	Yes
Schnall	Abstain
Colton-Max	Yes

Motion carried.

6. Approval of Resolution

- A. Ordinance Review for Master Plan Consistency - Ordinance 2022-34 amending Chapter 185 to permit Accessory Dwelling Units:
Trustee Schnall moved to adopt the Resolution for Master Plan Consistency of Ordinance 2022-34, seconded by Mr. House.

Roll Call Vote:

Busch-Vogel	Yes
Doran	Yes
Harris	Yes
House	Yes
Morin	Yes
Schnall	Abstain
Colton-Max	Yes

Motion carried.

7. Discussion



- A. Report from the Board of Trustee Member regarding the Planning & Economic Development Committee:
Trustee Schnall mentioned the committee did not meet last month but wanted to thank this board for approving the Resolution for the ADUs. He discussed the next steps in the process will be to create some visuals to give it a clear understanding for the residents.

8. Application for Completeness

- A. **Case #294/Seton Hall University Center**
Block 901 Lot 3
400 South Orange Avenue
Minor & Final Site Plan - The applicant seeks an amended minor site plan approval for modifications to the scoreboard to approve an increase in square footage of the illuminated area of the scoreboard from 9 feet 6 inches in height by 16 feet in width.

Nicole Dory attorney of Connell Foley on behalf of the applicant gave a brief overview of the application and clarified that the scoreboard is actually broken. She also mentioned it will not be possible to submit a lighting plan but could submit some literature. Ms. Patras stated testimony will be needed on the lighting plan intensity and off site impact. Revised plans should be accompanied by a response letter and submitted 14 days prior to the hearing.

Trustee Schnall moved to deem the application complete subject to the conditions discussed, seconded by Mr. Busch-Vogel.

Roll Call Vote:

Busch-Vogel	Yes
Doran	Yes
Harris	Yes
House	Yes
Kraiker	Yes
Morin	Yes
Adamson	Yes
Schnall	Yes
Colton-Max	Yes

Motion carried.

9. Application(s) to be Heard

- A. **Case #292/Seton Hall University (Carried Meeting Date TBD)**



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.

At the request of the applicant, this case was carried to a special meeting scheduled for Tuesday, March 14th at 7:30 pm.

B. **Case #293/CannaBoy TreeHouse, LLC (Carried to a Special Meeting on February 15th)**

Block 1904 Lot 12

57 W. South Orange Avenue

Conditional Use - Applicant proposes to operate a Cannabis Retail Business. There are no proposed improvements or alterations to the exterior of the building. The applicant only proposes to make the necessary interior changes to operate the proposed use.

At the request of the applicant, this case was carried to a special meeting scheduled for Wednesday, February 15th at 7:30 pm.

10. Next Regular Meeting Date

A. Monday, March 6, 2023 at 7:30 pm

11. Adjournment

There being no further discussion, Trustee Schnall moved to adjourn the meeting, seconded by Mr. Kraiker. Chairman Colton-Max adjourned the meeting at approximately 8:20 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:**

<http://southorangenetwpnj.civicclerk.com/Web/Player.aspx?id=1981&key=-1&mod=-1&mk=-1&nov=0>