



PLANNING BOARD REGULAR MEETING MINUTES

Monday, March 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 called the meeting to order at approximately 7:30pm:

2. Roll Call

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

William Sullivan, Board Attorney
Greer Patras, Board Planner/Zoning Officer
Eric Keller, Board Engineer
Ojetti 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. Approval of Minutes

- A. Regular meeting held on February 6, 2023 and a special meeting held on February 15, 2023:

Mr. Miller moved to approved the minutes of the February 6th meeting, seconded by Mr. Busch-Vogel. All members were in favor and none opposed.

Trustee Schnall moved to approve the minutes of the special meeting held on February 15th, seconded by Ms. Morin. All members were in favor and none opposed.

5. Approval of Resolution

- A. **Case #293/CannaBoy TreeHouse, LLC**

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:

Ms. Harris moved to approve the Resolution for Case 293, seconded by Ms. Morin.

Roll Call Vote:

Busch-Vogel Yes

Harris Yes

Morin Yes

Colton-Max Yes

Motion carried.

6. Discussion

- A. Report from the Board of Trustee Member regarding the Planning & Economic Development Committee:

Trustee Schnall discussed some of the standard agenda items of the Planning and Economic Development Committee that include monthly reports from Code Enforcement, Administration and South Orange Downtown. He mentioned Melissa Hodge Executive Director of South Orange Downtown is currently working on a creating a



document for opening a new business.

7. Application(s) to be Heard

A. Case #292/Seton Hall University (Carried to a Special Meeting on March 14th)

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 applicant's request, the case was carried to a special meeting on Tuesday, March 14th at 7:30 pm.

B. Case #294/Seton Hall University

Block 901 Lot 3

400 South Orange Avenue

Minor & Final Site Plan - The applicant seeks an amended minor site plan approval for modification 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 the firm Connell Foley on behalf of the applicant briefly explained the need for a new scoreboard and introduced 2 witnesses. The first witness was Joseph Bachi sworn and recognized by the board as an expert in engineering. Mr. Bachi described the plan submitted and explained the current scoreboard is no longer manufactured. He addressed the review comments of the board professionals reports and explained the fact that there was no previous lighting plan.

In response to board questions, Mr. Bachi discussed lighting impact on the existing and proposed scoreboard and sound limitations. There were no questions from the public.

The final witness introduced was Kevin Sponzo Senior Associate Athletics Director for Facilities & Operation at Seton Hall University. Mr. Sponzo discussed the specifications of the existing scoreboard, new manufacture and the sound system which would only be used for



visual aspects and not actual sounds. The following entered: Exhibit A1 – Planning Board Resolution dated June 27, 2006 for the replacement of lighting and the turf field. They plan to decrease the hours of use and still abide by the conditions of the previous approved resolution.

In response to board questions, Mr. Sponzo clarified the lighting of the playing field and the scoreboard of the previous resolution. There were no questions from the public.

Chairman Colton-Max opened the meeting for public comment: There were no comments from the public.

Board Discussion:

The board members discussed the proposed conditions for lighting and noise sound. Mr. Miller moved to approve the application subject to the conditions discussed, seconded by Trustee Schnall.

Roll Call Vote:

Busch-Vogel	Yes
Harris	Yes
House	Yes
Kraiker	Yes
Miller	Yes
Morin	Yes
Schnall	Yes
Colton-Max	Yes

Motion carried.

C. Case #295/Township of South Orange Village

Block 1903 Lot 77.01

West 3rd Street off of Village Mews Lane

Courtesy Review - Minor Subdivision - The Township of South Orange Village, with the consent of the owner of Lot 77.01 Block 1903, is seeking to have existing Lot 77.01 subdivided into two lots - Proposed Lot 77.02 and Proposed Lot 77.03

Kathryn Kopp attorney of the firm Post Polak on behalf of the applicant described the proposed subdivision that is currently own and will continued to be owned by the Village and a portion to be used by the proposed affordable housing project. Ms. Kopp introduced the only witness Joseph Vince sworn and recognized by the board as an expert in engineering. Mr. Vince discussed the



proposed site plan, parking lease for 12 spots, the portion to be subdivided, small new sidewalk and enhancements to the lighting in parking lot. The following exhibits were entered: A1 – approved site plan 6 sheets and A2 – collections of site photos dated February 17, 2022. Ms. Kopp explained the Village has a 99-year lease agreement with the Village Mews Association for the parking lot to be used for the proposed affordable housing building.

In response to board questions, Mr. Vince discussed lighting in parking lot, new sidewalk, trash enclosure, EV parking details, intent use of leased parking spaces, fencing and landscaping. There were no questions or comments from the public.

Mr. Sullivan will draft the courtesy review letter which will be reviewed by Chairman Colton-Max before sending to Ms. Kopp. The letter will include the diversity of the board's opinion.

8. Next Regular Meeting Date

A. Monday, April 3, 2023 at 7:30 pm

9. Adjournment

There being no further discussion, Mr. Miller moved to adjourn the meeting, seconded by Mr. Busch-Vogel. Chairman Colton-Max adjourned the meeting at approximately 10:30 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=2263&key=-1&mod=-1&mk=-1&nov=0>