



PLANNING BOARD REGULAR MEETING MINUTES

Monday, April 3, 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 7:30pm:

2. Roll Call

Jon Busch-Vogel
Lillian Harris
Cecil House
David Kraiker - Absent
Carolyn Morin
Christine Mason, Alternate - Absent
Susie Adamson, Alternate - Absent
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 March 6, 2023 and a special meeting held on March 14, 2023:

Mr. Miller moved to approve the minutes of the meeting held on March 6th, seconded by Ms. Morin. All members were in favor and none opposed.

Trustee Schnall moved to approve the minutes of the special meeting held on March 14th, seconded by Mr. Miller. All members were in favor and none opposed.

5. Discussion

- A. Master Plan Consistency Review - Ordinance #2023-06 to amend the code of the Township of South Orange Village, Section 185-221 adopting a revised "Township of South Orange Village Land Development Application Checklist":

Justin Cutroneo of Topology presented the Master Plan Consistency Review referred to this board by the Board of Trustees. Mr. Cutroneo gave a brief overview on the application submission process and discussed the changes made to the checklist that include separating by types of applications: Preliminary & Final Major Site Plan, Minor Site Plan, Preliminary & Final Major Subdivision, Minor Subdivision and Use & Bulk Variance. In response to board questions, Mr. Cutroneo discussed the reason for the amendment is for better clarification. Also, Mr. Cutroneo was asked about the Soil Disturbance Permit sometimes reviewed by the Planning Board. Mr. Cutroneo explained it was not included but would review it prior to the final adoption of the Board of Trustees.

Mr. House moved approved the proposed Ordinance 2023-06 is consistent with the Master Plan, seconded by Mr. Miller.

Roll Call Vote:

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



Motion carried.

- B. Report from the Board of Trustee Member regarding the Planning & Economic Development Committee – There was no report.

6. **Approval of Resolution**

A. **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 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.

Mr. Miller moved to approve the Resolution for Case #294 Seton Hall University, seconded by Mr. Busch-Vogel.

Roll Call Vote:

Busch-Vogel Yes

Harris Yes

House Yes

Morin Yes

Schnall Yes

Miller Yes

Colton-Max Yes

Motion carried.

7. **Application(s) to be Heard**

A. **Case #292/Seton Hall University (Continuation Special Meeting held 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.

Elcardo Webster attorney of the firm Connell Foley stated they have completed their testimony.



Chairman Colton-Max opened the meeting for public comment: There were many members of the public that expressed their disappointment in Seton Hall University for lack of care to the community, lack of maintenance to the stormwater pipes, deficiencies in the stormwater report and some felt there were incorrect calculations on the plans that were submitted. Residents of the Ivy Hill Neighborhood discussed the flooding in the area that happened throughout the years including Hurricane Ida that caused a lot of loss and financial damages to their properties. Many members of the public urged the Planning Board to not approve the application but if it was approved, they asked that a condition be put in place for Seton Hall University to better maintain the stormwater management that effects the Ivy Hill Neighborhood. Also, some of the public spoke on the proposed signage with it being too large for the facility.

Ms. Libre Jones resident of the Ivy Hill Neighborhood submitted the following exhibits: O1 – dated 3/30/23 photo of a large piece of debris removed from the sewer pipes on the Seton Hall Campus and O2- Photo she took of the flooding during Hurricane Ida from her front door.

Chairman Colton-Max closed the public comment.

Board Discussion:

Mr. Cutroneo discussed the scope of the application on whether the applicant has met the standards. The board members understood the concerns of the neighbors but felt that the applicant's proposal will make the situation better. Mr. Sullivan list the conditions discussed such as fencing, maintenance plan, erosion issues, annual inspections, detention basins and meetings with residents.

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

Roll Call Vote:

Busch-Vogel	Yes
Harris	Yes
Morin	Yes
Schnall	Yes
Miller	NO
Colton-Max	Yes



Motion carried.

8. Next Regular Meeting Date

A. Monday, May 1, 2023 at 7:30 pm

9. Adjournment

There being no further discussion, Trustee Schnall moved to adjourn the meeting, seconded by Ms. Harris. Chairman Colton-Max adjourned the meeting at approximately 10:50 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.portal.civicclerk.com/event/2288/media>