



PLANNING BOARD REGULAR MEETING MINUTES

Monday, May 1, 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

Chair Colton-Max called the meeting to order at approximately 7:30 pm

2. Roll Call

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

William Sullivan, Board Attorney
Greer Patras, Board Planner/Zoning Officer
Eric Keller, Board Engineer – Absent
Jamie Giurintano, Board Engineer
Ogetti Davis, Board Secretary

3. Meeting Notice Statement

Chair 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 April 3, 2023:
Mr. Busch-Vogel moved to approve the minutes of the April 3rd meeting, seconded by Trustee Schnall. All members were in favor and none opposed.

5. Approval of Resolution

- 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":

Trustee Schnall moved to approve the Resolution for Master Plan consistency review of Ordinance 2023-06, seconded by Ms. Morin.

Roll Call Vote:

Busch-Vogel	Yes
Morin	Yes
Schnall	Yes
Colton-Max	Yes

Motion carried.

- B. Case #292/Seton Hall University
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:

Trustee Schnall moved to approve the Resolution for Case #292 Seton Hall University, seconded by Mr. Busch-Vogel.

Roll Call Vote:

Busch-Vogel	Yes
Morin	Yes
Schnall	Yes
Colton-Max	Yes

Motion carried.



6. Discussion

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

Trustee Schnall had no update but mentioned the largest item to come to this board will be the River Greenway project in the near future. This being his last meeting, Trustee Schnall thanked all the members and appreciated all the work they put it as members of the Planning Board.

7. Applications for Completeness

- A. **Case #296 - Garden State of Mind LLC**

Block 1007 Lot 24

111 South Orange Avenue

Conditional Use for Cannabis Retailer Business - The applicant is seeking a change of use to a Class 5 Cannabis Retailer and interior modifications associated with the change in use:

Michael McQueeny attorney of the firm Foley Hoag on behalf of the applicant briefly described the proposed application and discussed the items in the completeness reports submitted by the board professionals. Mr. McQueeny stated they will address all items of the reports by submitting revised plans and or testimony at the hearing. Alexander Elias architect for the applicant discussed the details of the basement use and accessibility. Ms. Patras mentioned the application was forwarded to the Design Review Board for recommendations and suggested for the applicant to attend a TRC meeting with the board professionals prior to the public hearing.

Mr. House moved to deem the application complete subject to the items discussed and submission of revised plans 14 days prior to the hearing, seconded by Mr. Busch-Vogel.

Roll Call Vote:

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

Motion carried.



B. **Case #297 - Lushly LLC**

Block 2006 Lot 6

55 Academy Street

Minor Site Plan & Conditional Use to operate Class 5 Micro Adult Use Cannabis Dispensary - The applicant is proposing interior renovations, new dispensary signage and frosted window film to be added to the store front:

Zachary Rosenberg attorney of the firm Bressler Amery & Ross PC on behalf of the applicant explained he had received and reviewed the board professionals' reports and requested to move forward without a traffic & parking study. Ms. Patras and Mr. Giurintano both agreed that a limited parking study is needed. Ms. Patras mentioned the application is subject to review by the Historic Preservation Commission for non-binding advice as the site is located within the Prospect Street Historic District and suggested the applicant to attend a TRC meeting with the board professionals prior to the public hearing.

Ms. Morin moved to deem the application complete subject to the items discussed and the submission of revised plans 14 days prior to the hearing, seconded by Mr. Busch-Vogel.

Roll Call Vote:

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

Motion carried.

8. **Next Regular Meeting Date**

A. Monday, June 5, 2023 at 7:30 pm

9. **Adjournment**

There being no further discussion, Trustee Schnall moved to adjourn the meeting, seconded by Mr. Busch-Vogel. Chair Colton-Max adjourned the meeting at approximately 8:35 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/2289/media>