



PLANNING BOARD REGULAR MEETING MINUTES

Wednesday, July 5, 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

Acting Chair Miller called the meeting to order at approximately 8:10pm:

1. Call Meeting to Order

2. Roll Call

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

William Sullivan, Board Attorney – Absent
Pat McNamara, Associate Board Attorney
Greer Patras, Board Planner/Zoning Officer
Eric Keller, Board Engineer
Ojetti Davis, Board Secretary

3. Meeting Notice Statement

Acting Chair Miller 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. New Member Appointment



A. Swearing in of the following new Member:

- Bill Haskins - Trustee Member was sworn in by Mr. McNamara

5. Approval of Minutes

A. Regular meeting held on June 5, 2023:
Ms. Morin moved to approve the minutes of the meeting held on June 5th, seconded by Mr. House. All members were in favor and none opposed.

6. Discussion

A. Report from the Board of Trustee Member regarding the Planning & Economic Development Committee:
Ms. Doran mentioned that the Taylor Vose apartment building is moving along with renting the apartments and Meridia's 4th and Valley will be looking for a TCO at the end of the summer.

7. Application(s) to be Heard

A. **Case #296 - Garden State of Mind LLC (Continuation from June 5th)**
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:

Mr. McQueeny attorney on behalf of the applicant gave a brief summary of the previous hearing and discussed the reports of the board professionals. He mentioned that his client agrees to apply all the recommendation from the Design Review Board except for changing the color of the awning. However, the applicant will be sure to keep it clean. Mr. McQueeny introduced the first witness Steven Martini, sworn and recognized by the board as an expert in planning. Mr. Martini described the exterior of the building, parking lot area, available parking in the vicinity, loading space and variance requested for parking. He discussed the positive and negative criteria and felt the context of the C2 variance was applicable and the application is consistent with Master Plan, Central Business District and Redevelopment plans. Mr. McQueeny entered Exhibit A1 – Site Aerial View.



In response to board questions, Mr. McQueeny discussed parking variance, bike racks, HVAC screening, trash location, number of parking spaces and the number of spaces available through the Parking Authority. There were no questions from the public for this witness.

Mr. McQueeny recalled the applicant Justin Bourgerie previously sworn. Mr. Bourgerie described locations of bike racks in the area of South Orange Avenue, Vose Avenue and Taylor Place. There were no questions from the board or public for this witness.

The final witness called was Alexander Elias previously sworn as a professional architect. Mr. Elias discussed the mechanical replacement, sound and odor mitigation. He mentioned all products are prepackaged and there will be no venting through the exterior of the building. In response to board questions, Mr. Elias provided clarification on the HVAC and the applicant Mr. Bourgerie agreed to installing a bike rack. There were no questions from the public for this witness.

Acting Chair Miller opened the meeting for public comment. There were no comments from the public.

Ms. Doran moved to approve the applications subject to the conditions discussed, seconded by Ms. Harris.

Roll Call Vote:

Harris	Yes
House	Yes
Kraiker	Yes
Morin	Yes
Haskins	Yes
Doran	Yes
Miller	Abstained

Motion carried.

B. Case #297 - Lushly LLC (Carried to August 7th)

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:



At the applicant's request, this case was carried to the August meeting.

8. Next Regular Meeting Date

A. Monday, August 7, 2023 at 7:30 pm

9. Adjournment.

There being no further discussion, Mr. House moved to adjourn the meeting, seconded by Trustee Haskins. Acting Chair Miller adjourned the meeting at approximately 9:20 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:**

<https://southorangetwpnj.portal.civicclerk.com/event/2300/media>