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PLANNING BOARD
SPECIAL MEETING MINUTES

Wednesday, September 13, 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 7:30pm:

2. **Roll Call**
Jon Busch-Vogel
Lillian Harris
Cecil House - Absent
David Kraiker
Carolyn Morin
Christine Mason, Alternate - Absent
Vacant, Alternate
Harold Colton-Max, Chair
Michael Miller, Vice Chair
Bill Haskins, Village Trustee
Julie Doran, 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**
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 mailing the notice of this special meeting to the South Orange-Maplewood News Record and the Star-Ledger and by filing said notice in the Office of the Village Clerk

4. **Application to be Heard**

A. **Case #298 - 202 South Orange Avenue LLC (Continuation from**

September 6th)
Block 2022 Lot 14
202 South Orange Avenue
Preliminary & Final Site Plan with C Variance Relief - The applicant proposes to develop the property with a four (4) story 10-unit residential building with an elevator and on-site open parking garage

Mr. Wine attorney on behalf of the applicant recapped the last meeting and introduced 5 witnesses. The first witness was Kiersten Osterkorn previously sworn and recognized by the board as an expert in engineering. Ms. Kiersten discussed 2 options for the stormwater management plan. In response to board questions, Mr. Osterkorn discussed creating a manual for the underground structure, inlets, lot sizes and impervious coverage. There were no questions from the public.

The next witness was Christian Uhl previously sworn and recognized as an expert in architect. Mr. Uhl discussed affordable housing with 2 units on site, the sustainable elements of the project, building materials, loading space and garage doors. He entered and discussed exhibit A3 – 6 colored photo renderings of the building and retaining wall.

In response to board questions, Mr. Uhl discussed details of the retaining wall, lot size requirement, adding wheel stops to parking spaces, balcony details and utility room. In response to public questions, Mr. Uhl explained a green roof would not be good for this project.

The next witness was Matthew Seckler sworn and recognized by the board as an expert in traffic engineering. Mr. Seckler discussed his traffic report that included peak hours, loading, parking spaces and turning around in the garage. In response to board questions, Mr. Seckler entered exhibit A4 – circulation plan dated May 7, 2023. Also discussed parking spaces assignments, snow removal and traffic impact in the area of the site. In response to public question, Mr. Seckler discussed the pickup location for delivery trucks.

The next witness was Wendy Andringa sworn and recognized by the board as an expert in landscape architect. Ms. Andringa discussed landscape plan, design objective, concept plan and rain garden. In response to board questions, Ms. Andringa discussed tree removal, shade tree planning, rain garden plan and tree selections. She entered exhibit A5 – Landscape plan. There were no questions from the public.

The final witness was Keenan Hughes sworn and recognized by the board as an expert in planning. Mr. Hughes described the property, zone, variance requested, parking spaces and height of retaining wall. Also discussed was the negative and positive criteria of the project. He entered exhibit A6 – lot size of multi-family units in the surrounding area and exhibit A7 – pages 87 & 88 of the Village's Master Plan. There were no questions from the board or public.

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

Board discussion:
Mr. Keller stated the applicant has addressed the stormwater management and Ms. Patras was confident that the remaining items would be cleared up. The board discussed all the conditions of the application. Ms. Morin moved to approve the application subject to the conditions discussed, seconded by Mr. Busch-Vogel.

Roll Call Vote:

Busch Vogel	Yes
Harris	Yes
Kraiker	Yes
Haskins	Yes
Miller	Yes
Colton-Max	Yes

Motion carried.

5. Next Regular Meeting Date

A. Monday, October 2, 2023 at 7:30 pm

6. Adjournment

There being no further discussion, Ms. Harris moved to adjourn the meeting, seconded by Trustee Haskins. Chair Colton-Max adjourned the meeting at approximately 11:10 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/2525/media**