



PLANNING BOARD REGULAR MEETING MINUTES

Monday, October 2, 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 - Absent
David Kraiker
Carolyn Morin
Christine Mason, Alternate - Absent
Vacant, Alternate
Harold Colton-Max, Chair
Michael Miller, Vice Chair
Bill Haskins, Village Trustee - Absent
Julie Doran, Village Administrator
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 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 September 6, 2023 and Special Meeting held on September 13, 2023:
Mr. Miller moved to approve the minutes of the regular meeting held on September 6th, seconded by Mr. Busch-Vogel.

Roll Call Vote:

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

Motion carried.

Ms. Morin moved to approve the minutes of the special meeting held on September 13th, seconded by Mr. Miller.

Roll Call Vote:

Busch-Vogel	Yes
Miller	Yes
Morin	Yes
Colton-Max	Yes

Motion carried.

5. Approval of Resolution

- A. **Case #298 - 202 South Orange Avenue LLC**
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. Busch-Vogel moved to approve the Resolution for Case #298, seconded by Ms. Morin.

Roll Call Vote:

Busch-Vogel	Yes
Miller	Yes
Morin	Yes
Colton-Max	Yes

Motion carried.

6. Presentation

- A. Design Review Board - Katherine Crenshaw, Chair:
Ms. Crenshaw explained the Design Review board was created in



2016 as an advisory board with its members consisting of architecture or design backgrounds. She presented and discussed the following slides:

- Purpose
- Importance of Sign Ordinances
- Before and After Photos of retail business façade changes
- Progress of the Village and Areas for Improvements
- Memos to the Planning Board
- Flow Chart - Engagements with Planning Board Applicants within Downtown South Orange

In response to board questions, Ms. Crenshaw discussed lighting levels on the ground floors, PSE&G incentive offers for lighting, lighting design of the Vose & Taylor project and mentioned it would help to review application early in the process.

7. Discussion

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

8. Application for Completeness

A. **Case #299 - Bataineh Holdings LLC**

Block 2021 Lot 14

179 Irvington Avenue

C-Variance Relief - Applicant is proposing to construct a new multi-family apartment building with an elevator and open parking garage:

Adam Lazaros attorney of the firm Prime & Tuvel on behalf of the applicant stated he has reviewed the board professional memos, they are prepared to attend a TRC meeting and they will comply with the items in the reports. Ms. Patras mentioned she did not have any issues deeming the application conditionally complete subject to the submission of the items in the report by October 18th.

Mr. Busch-Vogel moved to deem the application conditionally complete subject to the submission of the items discussed by October 18th, seconded by Mr. Miller.

Roll Call Vote:

Busch-Vogel	Yes
Kraiker	Yes



Morin Yes
Miller Yes
Doran Yes
Colton-Max Yes
Motion carried.

9. Application to be Heard

A. Case #260A - Meridia South Orange 4 Urban Renewal LLC

Block 2303 Lots 7 - 11

209 Valley Street, 16 4th Street, 14 4th Street, 10 4th Street and 8 4th Street

Amendment Site Plan - Applicant is seeking an amendment to its existing site plan approval to permit the roof leaders and canopies to remain as constructed:

Sean McGowan attorney of the firm Greenbaum, Rowe, Smith & Davis on behalf of the applicant explained that the construction project is almost complete but there were some construction details that did not meet the approved plans. Therefore, they were asked to return to this board to present the changes.

Alexander Elias on behalf of the board explained that he has been working with the township on this project for the past 2 years and toward the end of the construction items were found that did not comply with the approved plans. Mr. Elias entered and discussed the following exhibits:

- Elias-1: PB 1.0 – Railings and columns as approved
- Elias-2: PB 1.1 - Railings and columns as built
- Elias-3: PB 2.0 – Garage door as approved
- Elias-4: PB 2.1 – Garage door as built
- Elias-5: PB 3.0 – Downspouts as approved
- Elias-6: PB 3.1 – Downspouts as built
- Elias-7: PB 4.0 – Facade materials as approved
- Elias-8: PB 4.1 – Facade materials as built
- Elias-9: Submittal review schedule

Mr. McGowan called his only witness to testify. Chris Pereira licensed architect sworn and recognized by the board as an expert in architecture. Mr. Pereira mentioned he met with the TRC to review the issues and discuss proposed solutions. He entered exhibit A1 – marked up plans with notes. Mr. Pereira discussed the modifications of the gutters and liters, proposed materials, garage door details,



awning and signage details, front & rear elevations, lighting plan, relocation of ADA space and tree pits.

In response to board questions, Mr. Pereira discussed lighting level details, landing encroachment on public right away, building elevation regarding the façade, parking for employees and total number of parking spaces. There were no questions from the public.

Public Comment:

There were no comments from the public.

Board Discussion:

Mr. Sullivan listed the conditions. Mr. Miller moved to approve the application subject to the conditions discussed, seconded by Mr. Kraiker.

Roll Call Vote:

Busch-Vogel	Yes
Kraiker	Yes
Morin	Yes
Miller	Yes
Doran	Yes
Colton-Max	Yes

Motion carried.

10. Next Regular Meeting Date

A. Monday, November 6, 2023 at 7:30 pm

11. Adjournment

There being no further discussion, Mr. Kraiker moved to adjourn the meeting, seconded by Ms. Doran. Chair Colton-Max adjourned the meeting at approximately 10:40 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/2303/media>

