



PLANNING BOARD REGULAR MEETING MINUTES

Wednesday, January 3, 2024 - 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 opened the meeting at approximately 7:30 pm:

2. Roll Call

Jon Busch-Vogel - Absent
Lillian Harris
Cecil House
David Kraiker
Carolyn Morin
Richard Spears, Alternate
Vacant, Alternate
Harold Colton-Max, Chair
Michael Miller, Vice Chair
Bill Haskins, Village Trustee
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 2024 to the South Orange-Maplewood News Record and the Star Ledger in November 2023 and by filing said notice in the Office of the Village Clerk.

4. Appointments



- A. Re-appointment of Regular Member - Harold Colton-Max
New Alternate Member - Richard Spears

Mr. Sullivan administered the Oath of Office to Mr. Colton-Max and Mr. Spears.

5. Reorganization

- A. Election of Officers – Chairman and Vice Chairman:
Mr. Miller nominated Mr. Colton-Max for Chairman, seconded by Mr. House. All members were in favor and none opposed.

Ms. Morin nominated Mr. Miller for Vice Chairman, seconded by Mr. House. All members were in favor and none opposed.

- B. Appointment of Professionals – Planner, Engineer, Attorney, and Secretary:

Chair Colton-Max tabled the appointment of the Planner to the February meeting.

Chair Colton-Max moved to appoint and adopt the Resolution appointing Bowman Consultant Group as the Board Engineer for 2024, seconded by Mr. Miller. All members were in favor and none opposed.

Chair Colton-Max moved to appoint and adopt the Resolution appointing Scarinci Hollenbeck as the Board Attorney for 2024, seconded by Ms. Harris. All members were in favor and none opposed.

Chair Colton-Max moved to appoint Ojetti Davis as the Board Secretary, seconded by Ms. Doran. All members were in favor and none opposed.

- C. Swearing in of the Board's Engineer for the year 2024:
Mr. Sullivan administered the Oath of Office to Mr. Keller of Bowman Consultant Group.

6. Approval of Minutes

- A. Regular meeting held on December 4, 2023:
Mr. Miller moved to approve the minutes of the meeting held on



December 4th, seconded by Mr. House. All members were in favor and none opposed.

7. Discussion

- A. Report from the Board of Trustee Member regarding the Planning & Economic Development Committee
There was no report from Trustee Haskins. Ms. Doran mentioned the South Orange Co-Lab Retail Space located at Taylor Vose had a successful soft opening. Also, the Storage Platform construction is moving along and they will be looking for a TCO in April.

8. Applications for Completeness

- A. **Case #300 - JESPY House, Inc.**
Block 2017 Lot 16, 17 and 18
102-110 Prospect Street
Preliminary & Final Site Plan with C-Variance Relief - Applicant is proposing the construction of a 4-story building with JESPY administrative offices, client services and 31 residential units:

Derek Orth attorney on behalf of the applicant discussed the submission of revised plans and attending the December's Historic Preservation Commission meeting for non-binding advice. Mr. Orth explained they applicant will be revising the plan to reduce the height and requested the board deem the application complete. Mr. Keller suggested a TRC meeting prior to the hearing to make sure the planning and engineering items have been addressed.

Ms. Doran moved to deem the application conditional complete subject to the submission of the revised plans prior to the hearing, seconded by Mr. Miller.

Roll Call Vote:

Doran	Yes
Harris	Yes
House	Yes
Kraiker	Yes
Miller	Yes
Morin	Yes
Haskins	Yes
Colton-Max	Yes

Motion carried.



B. Case #301 - JESPY House, Inc.

Block 2013 Lot 10

111 Milligan Place

Preliminary & Final Site Plan with C-Variance Relief - Applicant proposes a 4-story residential building with 6 living units with 20 bedrooms, common areas and related site improvements.

Derek Orth attorney on behalf of the applicant explained they have submitted revised plans, received the reports from the board professionals and will be going before the Historic Preservation Commission on January 18th. The board members discussed the checklist item for environmental impact statement.

Mr. Miller moved to deem the application conditionally complete subject to the submission environmental impact statement, report from the HPC, and the submission of revised plans prior to the hearing, seconded by Ms. Harris.

Roll Call Vote:

Doran	Yes
Harris	Yes
House	Yes
Kraiker	Yes
Miller	Yes
Morin	Yes
Haskins	Yes
Colton-Max	Yes

Motion carried.

9. Application(s) to be Heard

A. Case #299 - Bataineh Holdings LLC (Carried to February 5th)

Block 2021 Lot 14

179 Irvington Avenue

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

At the request of the applicant, this case was carried to the February meeting.

10. Next Regular Meeting Date



A. Monday, February 5 , 2024, at 7:30 pm

11. Adjournment

There being no further discussion, Mr. House moved to adjourn the meeting, seconded by Ms. Doran. Chair Colton-Max adjourned the meeting at approximately 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/2609/media>