SOUTH ORANGE VILLAGE
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PLANNING BOARD
REGULAR MEETING MINUTES

Monday, February 5, 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 called the meeting to order at approximately 7:30pm:

2. **Roll Call**
   Jon Busch-Vogel
   Lillian Harris
   Cecil House
   David Kraiker
   Carolyn Morin
   Richard Spear, Alternate - Absent
   Hannah Zollman, 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. **New Member Appointment**

A. New Alternate Member - Hannah Zollman
Mr. Sullivan administered the Oath of Office to Ms. Zollman

5. Reorganization

A. Appointment of Professionals – Board Planner

B. Swearing in of Planner
There was no need to appoint or swear in the Board Planner as Ms. Patras has been appointed Village Planner by the Board of Trustees.

6. Approval of Minutes

A. Regular meeting held on January 3, 2024:
Ms. Harris moved to approve the minutes of the meeting held on January 3rd, seconded by Ms. Morin. All members were in favor and none opposed. Ms. Zollman abstained.

7. Approval of Resolutions

A. Resolution Appointing Bowman Consultant Group as Board Engineer:
Chair Colton-Max move to approve the Resolution appointing the Board Engineer, seconded by Mr. Miller. All members were in favor and none opposed.

B. Resolution Appointing Greer Patras, South Orange Director of Planning and Zoning as the Board's Planner:
Chair Colton-Max move to approve the Resolution appointing the Board Planner, seconded by Mr. Miller. All members were in favor and none opposed.

C. Resolution Appointing Topology as Board's Consulting Planner:
Chair Colton-Max move to approve the Resolution appointing the Board Consulting, seconded by Mr. Miller. All members were in favor and none opposed.

D. Resolution Appointing Scarinci Hollenbeck as Board Attorney:
Chair Colton-Max move to approve the Resolution appointing the Board Engineer, seconded by Mr. Miller. All members were in favor and none opposed.

8. Discussion

A. Report from the Board of Trustee Member regarding the Planning & Economic Development Committee;
Ms. Doran discussed the Ribbon Cutting Ceremony at the South Orange Co-Lab and the hiring of a permanent operations manager.

The Village is working with Markbuilt for a non-profit in the artist incubator space and the developer is ahead of schedule with construction and will be possibly looking for a TCO by the end of this year or early 2025. Also, Ms. Doran briefly discussed the changes that may be coming in regards to affordable housing. She will provide the board with updates as she receives the information.

9. Application(s) for Completeness

A. **Case #302 - Seton Hall University**
Block 901 Lot 3
400 South Orange Avenue
Minor Site Plan w/C-Variance Relief - The applicant is proposing the installation of a 3.6 ft high by 39.6 ft wide digital display board and a 26.5 ft high by 288.5 ft wide Seton Hall University graphic on the existing parking structure façade:

John Wyciskala attorney of the firm Inglesino Taylor on behalf of the applicant briefly described the application and agrees with the board professional reports. Ms. Patras discussed the outstanding completeness items and the submission waivers listed in her completeness report and mentioned revised plans should be accompanied by a response letter.

Chair Colton-Max moved to deem the application complete subject to the item discussed and submission of revised plans 14 days prior to the hearing, seconded by Mr. Busch-Vogel.
Roll Call Vote:
Busch-Vogel Yes
Doran Yes
Harris Yes
House Yes
Kraiker Yes
Miller Yes
Morin Yes
Haskins Yes
Colton-Max Yes
Motion carried.

10. Application(s) to be Heard

A. **Case #299 - Bataineh Holdings LLC (Continuation from December 4th)**

Block 2021 Lot 14
179 Irvington Avenue
C-Variance Relief - The applicant is proposing to construct a new multifamily apartment building with an elevator and open parking garage:

Ben Wine attorney on behalf of the applicant recapped the previous meeting and introduced 2 witnesses. The first witness was Matthew Seckler previously sworn as an expert traffic engineering, discussed his revised Traffic Impact Report dated December 1, 2023. In response to board questions, Mr. Seckler discussed the streets with available parking spaces, ADA spaces, wheel stops for the loading spaces, truck turning plan and number of parking spaces available for each unit.

In response to public questions, Mr. Seckler discussed the parking observed during the study, what the analysis are based on and the time of day the study was conducted.

The second witness was Wendy Andriga sworn and recognized by the board as an expert in landscape architect. Ms. Andriga entered and discussed exhibit A5 – Site Analysis on the neighborhood characteristics, existing trees, visual connection analysis, planting topologies, landscape plan and the signage for the rain garden. In response to board questions, Ms. Andriga discussed spacing of the street trees, screening for headlights, landscaping plan details, removal of existing trees, proposed types of trees and length of time for the plantings to be established in the garden.

In response to public questions, Ms. Andriga discussed height and maintenance of the arborvitae hedges, consideration of rooftop landscaping and the grading plan.

At this time, Chair Colton-Max carried the case for continuation at the March meeting and no further noticing is required.

B. **Case #300 - JESPY House, Inc. (Carried to March 4th)**
Block 2017 Lot 16, 17 and 18
102-110 Prospect Street
Preliminary & Final Site Plan with C-Variance Relief - The applicant is proposing the construction of a 4-story building with JESPY administrative offices, client services and 31 residential units

At the request of the applicant, this case was carried to the March 4th meeting.

11. Next Regular Meeting Date

A. Monday, March 4, 2024, at 7:30 pm

12. Adjournment

There being no further discussion, Chair Colton-Max moved to adjourn the meeting, seconded by Mr. Miller at approximately 10:30 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**