



PLANNING BOARD REGULAR MEETING MINUTES

Monday, April 1, 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 p.m.:

2. Roll Call

Jon Busch-Vogel
Lillian Harris - Absent
Cecil House
David Kraiker
Carolyn Morin - Absent
Richard Spears, 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. Approval of Minutes

- A. Regular meeting held on March 4, 2024:
Mr. Miller moved to approved the minutes of the March 4th meeting, seconded by Chair Colton-Max. All members were in favor and none opposed.

5. Approval of Resolution

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

Chair Colton-Max moved to adopt the Resolution for Case #299, seconded by Mr. Miller.

Roll Call:

Mr. House	Yes
Mr. Kraiker	Yes
Mr. Miller	Yes
Mr. Colton-Max	Yes

6. Presentation

- A. Review the General Purpose of a Municipal Planning Board and the Responsibilities of the Planning Board Members:

Tabled to a future meeting.

7. Discussion

- A. Report from the Board of Trustee Member regarding the Planning & Economic Development Committee:

Ms. Doran discussed the Baseball Parade and the Grand Opening of the Baird Center on April 20th, the opening of the Pierre Art Gallery on April 17th and the Presentation of the Library Renovations at the old Library on April 18th presented by the Architects.

- B. Planning Board Procedures - Tabled

8. Application(s) to be Heard



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 - The applicant is proposing the construction of a 4-story building with JESPY administrative offices, client services and 31 residential units:

Derek Orth attorney of the firm Inglesino Taylor on behalf of the applicant gave a brief overview for the reason this application is before the board, site improvements and proposed variances. Mr. Orth called his first witness, Michael Lanzafama sworn and recognized the board as an expert in civil engineering. Mr. Lanzafama entered and described the following exhibits:

- A1 – Aerial Photo of the subject property
- A2 – Site Plan sheet 5 colored version
- A3 – Partial Site Plan
- A4 – Truck Turning Plan date 04/01/24

He discussed the number of units, parking garage, administration offices, outdoor amenity space, roofing, retaining walls and location of trash, transformer and utilities. Also, discussed zoning chart, loading space and requested variances.

In response to board questions, Mr. Lanzafama discussed the following: loading space for delivery trucks, trees and the impact of the retaining wall on the roots of the trees, relocation of poles, bike rack location, building height, building materials, parking construction details, roofing, number of parking spaces, location of utility poles, impervious coverage calculations, design for off street parking, green roof features, demo process and grading & drainage plan.

In response to public questions, Mr. Lanzafama discussed the following: design for stormwater management, weigh load of Prospect Street, construction impact on traffic, grading plan, turning analysis, building height, external power lines and times for construction.

Mr. Orth described the timeline of witnesses for the case. Chair Colton-Max suggested that they work with the board professionals in advance of the meeting.



Chair Colton-Max carried the application to a special meeting scheduled for April 11th at 7:30 p.m.

9. Next Regular Meeting Date

A. Monday, May 6, 2024, at 7:30 pm

10. Adjournment

There being no further discussion, Mr. Miller moved to adjourn the meeting, seconded by Mr. Kraiker. Chair Colton-Max adjourned the meeting at approximately 10:50 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/2612/media>