



PLANNING BOARD SPECIAL MEETING MINUTES

Thursday, April 11, 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 7:30 pm:

2. Roll Call

Jon Busch-Vogel
Lillian Harris - Absent
Cecil House
David Kraiker
Carolyn Morin
Richard Spears, Alternate - Absent
Hannah Zollman, Alternate
Harold Colton-Max, Chair
Michael Miller, Vice Chair
Bill Haskins, Village Council - Absent
Julie Doran, Village Administrator - Absent
Sheena Collum, Village Mayor

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 #300 - JESPY House, Inc. (Continuation from April 1st)**

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 on behalf of the applicant recapped the last hearing, discussed the new affordable housing regulation that relates to this project and introduced 2 witnesses.

The first witness was Audrey Winkler Executive Director of JESPY House. Ms. Winkler discussed the plan for the use of the new facility, range of services, number of staff members and proposed parking. The following 2 exhibits were entered: A5 – JESPY House Presentation and A6 – Letter from the New Jersey State Division of Developmental Disabilities (DDD).

In response to board questions, Ms. Winkler discussed the proposed use and operations, aging in place verses independent client style living, types of medical providers, proposed use for large meeting room, types of special events and the reason for choosing this site. Also discussed resubmitting to DDD should there is a request to change the plans.

In response to public questions, Ms. Winkler discussed the potential option in other sites for this project, number of locations in South Orange, total number of staff members, client transportation, number of clients from SOMA that have joined the organization in the last few years and number of clients attending the day program. Also discussed how the clients afford the units, nursing care for clients, space for overnight staff and total building occupancy. Mr. Orth discussed the process for the affordable housing listing for residents applying to reside at this facility.

The second witness was Nancy Dougherty sworn and recognized as an expert in architect. Ms. Dougherty entered and described the following exhibits: A7 – Aerial Photo dated 04/11/24; A8 – Photos of the existing 3 structures on Prospect Street dated 04/11/24 and A9 – Photo Series consisting of 7 pages showing the neighborhood structures. Ms. Dougherty also discussed plans previously submitted describing the interior layout of the building.



Due to the late hour, Chair Colton-Max carried the case to the May meeting with no further notice require.

5. Next Regular Meeting Date

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

6. Adjournment

There being no further discussion, Mr. Busch-Vogel moved to adjourn the meeting, seconded by Mr. Miller. 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/2613/media>