SOUTH ORANGE VILLAGE
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PLANNING BOARD REGULAR MEETING MINUTES

Monday, May 6, 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
Hannah Zollman, Alternate
Harold Colton-Max, Chair
Michael Miller, Vice Chair
Bill Haskins, Village Council Member
Julie Doran, Village Administrator
Sheena Collum, Village President

William Sullivan, Board Attorney
Greer Patras, Board Planner/Zoning Officer
Eric Keller, Board Engineer – Absent
Nicki Louloudis, Associate 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 April 1, 2024:
Mr. Miller moved to approve the minutes of the regular meeting held on April 1st, seconded by Mr. Busch-Vogel. All members were in favor and none opposed.

5. Discussion

A. Meridia 4th & Valley Parking Approval for Commercial retail Units:
Sean McGowan attorney of the firm Greenbaum, Rowe, Smith & Davis on behalf of the applicant discussed the remaining 2 commercial retail spaces of the project. He mentioned at the March meeting, this board gave an administrative approval for the first retail tenant Able Baker. They have now acquired 2 more businesses to fill the vacant spaces and are seeking the board's approval to fulfil the conditions of the Resolution for the following leases: 1) the Playa Bowls a counter-service restaurant and 2) GameChanger a Gym.

In response to board questions, Mr. McGowan discussed number of employees and introduced one witness Craig Peregoy sworn and recognized as an expert in civil and traffic engineering. Mr. Peregoy discussed the loading spaces and plans for delivery trucks for both businesses.

Mr. Colton-Max made a motion that the parking plans are consistent with the requirements of the Board's Resolution, seconded by Ms. Morin.

Roll Call Vote:

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

Motion carried.

B. Ordinance Review for Master Plan Consistency - 2024-11 Ordinance of South Orange Village, County of Essex, New Jersey, Adopting the Third Amended Church Street Redevelopment Plan Pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12A-1 et seq.:

Ms. Patras discussed the purpose and reason for the proposed Ordinance amendment for the Church Street Redevelopment Plan. She explained the plan has been presented and discussed at the Planning & Economic Development Committee and summarized some of changes including making multiple stacked two-family dwellings a permit principal use, maximum density for townhouses and requirements for building height number of stories, lot coverage, landscaping and depth for existing sing and two family dwellings.

In response to board questions, Ms. Patras explained the amendment only pertains to the sub district R-22.

Mr. Busch-Vogel moved to deem the proposed Ordinance consistent with the Master Plan, seconded by Mr. House.

Roll Call Vote:

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

Motion carried.

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

D. Planning Board Procedures:
Mr. Sullivan discussed a memo that he prepared on Planning Board procedures. He explained the committee that consisted of Chair Colton-Max, Mr. Keller, Ms. Doran and Ms. Patras met to discussed the potential changes to the Planning Board procedures in order to streamline and expedite the board's consideration of applications focusing on two primary areas: the process the board deems applications complete and the procedures for the public comment portion during the hearings. Also discussed preparing a set of by-laws for the Planning Board on rules that will be consistently applied to govern the board meetings. The committee will be working on the draft by-laws and board procedures for the boards' review at a future meeting.

6. Application(s) for Completeness

A. **Case #304 - The Top Condominium Association**
Block 2605 Lot 1
616 West South Orange Avenue
Minor Site Plan - The applicant proposes to add 6 additional parking spaces and related site improvements, including landscaping, drainage and related.

Kenneth Sauter attorney of the firm Hill Wallack on behalf of the applicant explained that part of this property is in Maplewood and they have already gone before their board and received approval. Mr. Sauter introduced the engineer for the project Nancy Wang. Ms. Wang was sworn and recognized by the board as an expert in engineering. Ms. Wang explained there would be no utilities and only expanding the parking.

Ms. Patras discussed her completeness report listing the outstanding items and requested the past resolution approvals and any comments to be put on the plans.

The board members questioned the completeness process being that there were many incomplete items. Chair Colton-Max explained the process as it relates to completeness.

Chair Colton-Max moved to deem the application conditionally complete subject to the item discussed in the board professionals report and submitted 10 days prior to the hearing, seconded by Mr. Busch-Vogel.

Roll Call Vote:

Busch-Vogel	Yes
Doran	Yes
House	No
Kraiker	Abstained
Miller	(was unable to vote due to technical difficulties)
Morin	Yes
Haskins	No
Spears	Yes
Zollman	Yes
Colton-Max	Yes

Motion carried.

7. Application(s) to be Heard

A. **Case #300 - JESPY House, Inc.(Continuation from April 11th Special Meeting)**
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 recalled Nancy Dougherty who started her testimony at the special meeting held on April 11th. Ms. Dougherty entered and discussed the following exhibits: A10 – Colored courtyard plan and elevation; A11 – Site History date 04/11/24; A12 – Existing photo of 108-110 Prospect Street and A13 – JESPY Center height analysis.

In response to board questions, Ms. Dougherty discussed building elevation for the existing surrounding area, retaining wall and building height, grading of the building, parking calculation, number of offices, roof structure elevations, lighting in the courtyard and view of the courtyard from the street.

In response the public questions, Ms. Dougherty discussed laboratories in the apartments, total building height, age of existing building, building sustainability, pedestrian access through the parking garage and access for motorized scooters.

Additionally, Ms. Dougherty discussed items of the board planner's report on consideration for modifying the design for limited mobility, making alterations that would address the comments of the HPC and details on the EV charging equipment.

There being no further questions or comments for this witness, Chair Colton-Max carried the continuation of this case to the June 3rd regular meeting and asked the board secretary to poll the board for a special meeting in June.

8. Next Regular Meeting Date

A. Monday, June 3, 2024, at 7:30 pm

9. Adjournment

There being no further discussion, Chair Colton-Max moved to adjourn the meeting, seconded by Mr. Kraiker. All members were in favor and none opposed. Chair Colton-Max adjourned the meeting at approximately 11:35pm.

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**