



PLANNING BOARD REGULAR MEETING MINUTES

Monday, June 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 7:30pm:

2. Roll Call

Jon Busch-Vogel
Lillian Harris
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 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 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. Special meeting held on April 11, 2024, and regular meeting held on May 6, 2024:

Chair Colton-Max moved to approve the minutes of the special meeting held on May 6th, seconded by Mr. Miller. All members were in favor and none opposed. Ms. Harris, Ms. Doran and Councilmember Haskins abstained.

Chair Colton-Max moved to approve the minutes of the regular meeting held on May 6th, seconded by Ms. Doran. All members were in favor and none opposed. Ms. Harris abstained.

5. Approval of Resolution

- A. 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.

Chair Colton-Max moved to approve the Resolution for the review of Master Plan Consistency for Ordinance #2024-11, seconded by Mr. Miller.

Roll Call Vote:

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

Motion carried.

6. Discussion

- A. Report from the Board of Trustee Member regarding the Planning & Economic Development Committee:
There were no reports from Ms. Doran or Councilmember Haskins. Chair Colton-Max asked about the street lights at 3rd & Valley. Ms. Patras mentioned they have submitted a permit for replacement of the lights.



- B. Planning Board Procedures:
Mr. Sullivan mentioned the committee did not meet this past month but his office is working on the bylaws. Once the bylaws are drafted, he will submit a memo or resolution for this board to approve and then forwarded to the Village Council for Ordinance introduction.

Municipal Planning Board: What Are They and What are the Roles and Responsibilities of its Members? Presented by Mr. Sullivan:

Mr. Sullivan's presentation included the following:

- Brief overview of Planning & Zoning in N.J
- Three Bodies Involved in Planning & Zoning: Governing Body, Board of Adjustment and Planning Board
- Composition of the Planning Board
- Planning Board Functions
- Site Plans and Subdivision
- Zoning Process Summary
- Planning Board Variance Review
- Variance Standard of Review
- Hearing Process Summary
- Ethical Obligation of Planning Board Members
- 2C:30-2 Criminal Official Misconduct
- Municipal Land Use Law
- Conflicts of Interest and some examples
- Limitations on a Disqualified Member
- Waiver of Conflicts of Interest by the Parties

In response to board question, Mr. Sullivan discussed the role of the board on a non-compliance application.

7. Application(s) to be Heard

A. **Case #300 - JESPY House, Inc. (Carried to a Special Meeting TBD)**

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 request a special meeting for the continuance of the hearing. Chair Colton-Max polled the board and granted a special meeting for Thursday, June 27th at 7pm. Mr. Orth will re-notice and waive any automatic deadlines.



8. Next Regular Meeting Date

A. Thursday, July 11, 2024, at 7:00 pm

9. Adjournment

There being no further discussion, Mr. Busch-Vogel moved to adjourn the meeting, seconded by Ms. Doran. All members were in favor and none opposed. Chair Colton-Max adjourned the meeting at approximately 8:30 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/2614/media>