



PLANNING BOARD REGULAR MEETING MINUTES

Monday, August 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 - 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 Member
Julie Doran, Village Administrator - Absent
Sheena Collum, Village President

William Sullivan, Board Attorney
Greer Patras, Board Planner/Zoning Officer - Absent
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 July 11, 2024:
Chair Colton-Max moved to approve the minutes of the meeting held on July 11th, seconded by Mr. Miller. All members were in favor and none opposed.

5. Approval of Resolution

- 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:

Chair Colton-Max moved to approve the Resolution for Case #302, seconded by Mr. Miller.

Roll Call Vote:

House	Yes
Morin	Yes
Haskins	Yes
Miller	Yes
Colton-Max	Yes

Motion carried.

6. Discussion

- A. Request for Extension of Approval - Case #286 - Miti Miti South Orange LLC:
Mr. Roosevelt Donat attorney on behalf of the applicant explained that his client has been working to complete the resolution compliance that was adopted on January 3, 2022, in order to obtain the necessary permits. However, they have been unable to secure the building permits and are currently working to purchase the building. They are requesting an extension of approval to secure the purchase of the property. Mr. Sullivan explained the board can grant an extension until January 2025 and the applicant can request up to 3 extensions.

Chair Colton-Max moved to grant the request for extension until January 2025, seconded by Ms. Morin.



Roll Call Vote:

Busch Vogel Yes
House Yes
Kraiker Yes
Morin Yes
Haskins Yes
Miller Yes
Colton-Max Yes
Motion carried.

- B. Master Plan Consistency Review of Ordinance #2024-16 - An Ordinance of South Orange Village amending and restating South Orange Village Code Chapter 9 - Board, Committees and Commissions, Section 9-17 through and including Section 9-29 in their entirety - all relating to the Historical Preservation Commission:

Mr. Sullivan gave an overview of the proposed Ordinance #2024-16, that is before the Village Council for adoption. He explained the Historic Preservation Commission has been working on amending the ordinance for a while but need to wait for the Master Plan to be approval before they could move forward.

In response to board questions, Mr. Sullivan discussed the hearing process and explained current board application/permits are not subject to this ordinance.

Chair Colton-Max made a motion deeming the Ordinance is consistent with the Master Plan, seconded by Mr. Miller.

Roll Call Vote:

Busch Vogel Yes
House Yes
Kraiker Yes
Morin Yes
Haskins Yes
Miller 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 - Chair Colton-Max along with Mr. Sullivan, Ms. Patras and Mr. Keller met to discuss the proposed rules



and procedures of the Planning Board. The draft was sent to all board members and he encouraged everyone to review and prepare to take action at a future meeting.

- E. Affordable Housing Update – There was no report

7. Application for Completeness

A. Case #304 - The Top Condominium Association

Block 2605 Lot 1

616 West South Orange Avenue

Minor Site Plan - The applicant is seeking to provide 6 off-street parking stalls, striping, lighting, and stormwater management improvements:

Ken Sauter attorney on behalf of the applicant explained the application is a bifurcated case, they have already received approval from Maplewood, participated in a TRC meeting and have no objections. In Ms. Patras absence, Mr. Sullivan ready the summary of the completeness report 2 that stated they have reviewed all the materials for the application and find that it is complete. Any revised plans or additional information should be accompanied by a response letter or highlights on the plans to identify the changes.

Chair Colton-Max moved to deem the application complete, seconded by Mr. Miller.

Roll Call Vote:

Busch Vogel Yes

House Yes

Kraiker Yes

Morin Yes

Zollman Yes

Haskins Yes

Miller Yes

Colton-Max Yes

Motion carried.

8. Application(s) to be Heard

A. Case #305 - South Orange Village

Block 1005 Lot 2

57 Taylor Place

Courtesy Review - Ownership of a portion of lot 2 will be transferred to



the owner of neighboring Lot 6 and the annexed portion of Lot 2 will be merged with Lot 6. No site work is proposed:

Kathryn Kopp attorney on behalf of the applicant briefly explained the application and introduced one witness. Mr. David Hals of the firm Schwanewede Hals & Vince was sworn and recognized by the board as an expert surveyor and planner. Mr. Hals explained the subdivision location, existing condition and mentioned no additional properties are being created. He reviewed both the board planner and engineer reports and have no objection to preparing the deed of the two new lots for review by the board engineer and attorney and will speak with the Village in regards to retaining the easement for future repairs to the existing sidewalk and signs that appear to be on or over the proposed new lot line. There were no questions or comments from the board or public.

Chair Colton-Max moved to have Mr. Sullivan draft a letter to the Village Council Members with the comments of Mr. Keller report dated August 5th, seconded by Mr. Morin.

Roll Call Vote:

Busch Vogel Yes
House Yes
Kraiker Yes
Morin Yes
Zollman Yes
Haskins Yes
Miller Yes
Colton-Max Yes
Motion carried.

B. Case #300 - JESPY House, Inc. (Continuation from July 11th)

Block 2017 Lot 16, 17, 18 and 19

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 meeting and introduced one witness. Brian Conway sworn and recognized by the board as an expert in landscape architect and planner. Mr. Conway entered and discussed the following exhibits:

- A19 – Arial photo dated 4/1/24



- A20 – Colored rendering version of the landscape plan dated 6/13/24
- A21 – Streetscape Plan – 3 drawing sets dated 5/6/24

Also, discussed the lighting plan previously submitted, landscaping plan and solar panels. He has reviewed the reports of the board engineer dated 7/9/24 and the board planner dated 7/11/24 and will work to resolve any remaining items.

In response to board questions, Mr. Conway discussed the existing tress on lot 15 that will be treated as if they would be transplanted, location of arborvitaes, planters in the courtyard area and concerns with underneath drainage, planting plan, spacing of street trees, number of invasive trees, fencing at back end of property, screening for transformer, gas lamp at 106 Prospect St, signage and striping for crosswalks, tree removals, proposed number of shade trees, permeable pavers for parking, irrigation system, underground heating system and timing of outdoor lighting.

In response to public questions, Mr. Conway discussed slope sidewalk to be fully accessible, proposed number of tree removals, 5-year maintenance plan, screening with evergreen hedges at the front of the building, length of time the sidewalk will be closed and consideration of a park area for JESPY client.

There being no further questions from the public for this witness, Chair Colton-Max closed the public questions portion and announced this case is carried to a special meeting scheduled for August 14th at 7 pm, no further noticing is required.

9. Next Regular Meeting Date

A. Wednesday, September 4, 2024 at 7:30 pm

10. Adjournment

There being no further discussion, Mr. Miller moved to adjourn the meeting, seconded by Mr. Busch-Vogel. All members were in favor and none opposed. Chair Colton-Max adjourned the meeting at approximately 11:30 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/2616/media>