



PLANNING BOARD SPECIAL MEETING MINUTES

Wednesday, August 14, 2024 - 7:00 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 pm:

2. Roll Call

Jon Busch-Vogel - Absent
Lillian Harris - Absent
Cecil House
David Kraiker
Carolyn Morin
Richard Spears, Alternate - Absent
Hannah Zollman, Alternate - Absent
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
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(s) to be Heard

A. Case #300 - JESPY House, Inc. (Continuation from August 5th)



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 discussed people with disabilities in the State of New Jersey. He introduced 2 witnesses. The first witness was Nancy Dougherty recalled to discussed the changes. Mr. Dougherty described the modification made to the building as discussed at the June 20th meeting of the Historic Preservation Commission(HPC). She entered and discussed the following exhibits:

- A22 – Parking calculation diagram dated 7/22/24
- A23 – 2nd Floor roof top amenity planters dated 8/5/24
- A24 – Equipment calculation and solar panel dated 8/5/24
- A25 – Garage gate details dated 8/5/24
- A26 – North elevation w/adjusted windows dated 8/5/24
- A27 – Bike rack exhibit

She discussed the HPC memo and address their comments regarding the lower level plan, canopy in front of the building, bench for seating and materials for the gate. They are requesting a signage waiver for the number of colors on the sign.

In response to board questions, Ms. Dougherty discussed covered entrance, roof calculations, walkable roof, access in and out of the multipurpose room for everyone and monitoring , depth of the building, lower level overhang to extend to curb line, adding bollards to parking stalls, visibility of ductwork from the street view, salvaging historic building elements, location, sound and testing of the generator, location of waiting rooms, details of EV stations, interior lighting in garage, package room access for delivery drivers and signage for package room. There were no questions from the public.

The second witness was Matthew Seckler of the firm Stonefield was sworn and recognized by the board as an expert in civil, engineering, planning and traffic engineering. Mr. Seckler discussed his report dated July 22, 2024 that included existing curb cuts, collected traffic and parking data, parking counts on site and street. He discussed how the site will operate from a traffic and parking point of view and mentioned only 1 percent of JESPY clients drive. He described the number of staff for residential use, parking calculation as per zoning



ordinance, types of vans for this location and existing and proposed trip generation for the use.

In response to board questions, Mr. Seckler discussed circulation and parking, number of employees and professionals other than staff entering the building, peak parking counts, existing use of 104 Prospect, transportation for JESPY clients not on site, calculation for unmarked parking spaces, calculation for EV spaces and the difference between group homes and medical office parking spaces.

In response to public questions, Mr. Seckler discussed pedestrian counts, anticipated increase in pedestrian crossing, pedestrian plan doing construction, traffic impact at the corner of Irvington and Prospect, construction staging and total number of parking spaces on site.

At this time, Chair Colton-Max carried the meeting to the September meeting.

5. Next Regular Meeting Date

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

6. Adjournment

There being no further discussion, Mr. Miller moved to adjourn the meeting, seconded by Mr. House. All members were in favor and none opposed. Chair Colton-Max adjourned the meeting at approximately 10:30 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://southorangenetwpnj.portal.civicclerk.com/event/2879/media>