



PLANNING BOARD REGULAR MEETING MINUTES

Wednesday, September 4, 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
Cecil House
David Kraiker
Carolyn Morin - Absent
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
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 August 5, 2024 and Special meeting held on August 14, 2024:

Chair Colton-Max moved to approve the minutes of the regular meeting held on August 5th, seconded by Mr. Miller. All members were in favor and none opposed.

Chair Colton-Max moved to approve the minutes of the special meeting held on August 14th, seconded by Mr. Miller. All members were in favor and none opposed.

5. Approval of Resolution

- A. Request for Extension of Approval - Case #286 - Miti Miti South Orange LLC:

Mr. House moved to approve the Resolution requesting extension of approval for Case #286, seconded by Mr. Busch-Vogel.

Roll Call Vote:

Busch Vogel Yes
House Yes
Kraiker 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. Miller moved to approve the Resolution for Master Plan Consistency Review of Ordinance #2024-16, seconded by Mr. House.

Roll Call Vote:

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



6. Discussion

- A. Report from the Board of Trustee Member regarding the Planning & Economic Development Committee:

There was no update.

Ms. Doran mentioned the conversations regarding the stormwater system continues with DPW and the County. There have been no new discussion with Seton Hall University.

- B. Planning Board Procedures:

Mr. Sullivan went through and discussed the draft Planning Board's Rules and Procedures. The board members discussed the process for special meeting request, complete and incomplete applications, limiting the time for public questions and comments. A straw poll was taken on the time limits for public questions and comments and the board agreed on 5-minute time limit.

Chair Colton-Max requested Mr. Sullivan to send out the changes discussed and the board will vote on the procedures at the next meeting.

- C. Affordable Housing Update:

Ms. Patras explained the board will need to review and adopt the Affordable Housing Plan. She will provide an update at the next meeting.

7. Application(s) to be Heard

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

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.

As per the request of the applicant, the case matter was carried to the October meeting.

8. Next Regular Meeting Date

- A. Monday, October 7, 2024 at 7:30 pm



9. Adjournment

There being no further discussion, Chair Colton-Max 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://southorangenetwpnj.portal.civicclerk.com/event/2617/media>