



PLANNING BOARD REGULAR MEETING MINUTES

Thursday, October 10, 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
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
Ogetti 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. Approval of Minutes



- A. Regular meeting held on September 4, 2024:
Chair Colton-Max moved to approve the minutes of September 4th, seconded by Mr. Busch-Vogel. All members were in favor and none opposed.

5. Discussion

- A. Report from the Board of Trustee Member regarding the Planning & Economic Development Committee:
Ms. Doran confirmed that Able Baker will be coming to the retail space at 4th & Valley. For the Community Space at Storage Platform, Ms. Doran is waiting for a response from the developer and their attorney and then a resolution will be place on the Village Council agenda for approval.
- B. Planning Board Procedures:
Chair Colton-Max asked the board members to review the draft and send any comments prior to the next meeting.
- C. Affordable Housing Update:
Ms. Patras will discuss and outline the process for the February deadline at the November meeting.

6. Application(s) to be Heard

- A. **Case #300 - JESPY House, Inc. (Continuation from August 14th)**
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 mentioned they participated in the TRC meeting and submitted the 5th set of revised plans and introduced his final witness. Mallory Clark sworn and recognized by the board as an expert in planning. Ms. Clark entered and discussed exhibit A28 – 13 slides of planning testimony. Also summarized the application, discussed the variances requested and addressed the comments of board professional reports.

In response to board questions, Ms. Clark discussed number of parking spaces, EV parking, overflow parking, setback mitigation for parking and the impact on mobility issues. Also clarified the beneficial use, parking for visitors and other client. Ms. Clark stated there are no plan for expanding the staff.



In response to public questions, Ms. Clark discussed drop off area for clients and on street parking.

Mr. Orth had no additional witness and thanked the board for their time on this case.

Chair Colton-Max opened the meeting for public comments: There were many members of the public that were either board members of JESPY or had family members that are clients of JESPY that were in support of the application and expressed the following: felt the parking was adequate, felt the clients deserved the site, felt the historic elements of the project fits in the neighborhood, felt the project was an excellent design and benefits the neighborhood. Also, there were members of the public that were not in favor of the application and felt the applicant should commit to planting shade trees, pedestrian safety plan, improve visibility, street lights at crosswalks and felt there will be an impact on pedestrian safety.

Board Discussion:

Mr. Sullivan drafted and discussed a list of information from the Topology October 9th report that the applicant has no provided and a list of proposed conditions. But due to the late hour, Chair Colton-Max asked if both list be sent to the board for review in advance of the next meeting for final discussion.

- B. **Case #304 - The Top Condominium Association (Carried to Nov. 4th)**
Block 2605 Lot 1
616 West South Orange Avenue
Minor Site Plan - Proposed Use: no change in principal use; accessory use; off-street and driveway. No new dwelling units. Improvements provided: six (6) off-street parking stalls, striping, lighting and stormwater management improvements.

At the request of the applicant, this case was carried to the November 4th meeting.

7. Next Regular Meeting Date

- A. Monday, November 4, 2024 at 7:30 pm

8. 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 11:45 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://southorangenj.portal.civicclerk.com/event/2891/media>