



PLANNING & ECONOMIC DEVELOPMENT COMMITTEE MEETING MEETING MINUTES

Wednesday, February 12, 2025 - 8:30 AM
Hybrid: In-person/Virtual Webex Meeting

Call Meeting to Order

Jen Greenberg, Chair
Bill Haskins, Village Council Member
Olivia Lewis-Chang, Village Council Member
Anthony Greci, Construction Official
Greer Patras, Director of Planning & Zoning
Julie Doran, Village Administrator
Melissa Hodge, SODT Executive Director
Joycelyn White, Recording Secretary

Approval of Minutes

December 11, 2024

All members present approved the meeting minutes for December 11, 2024.

New Business

There was no new business discussed.

Reports

Code Enforcement Report-Mr. Greci

- **454 Valley Street**

Mr. Greci reported on the following items:

- Updates on building inspections, staff and fire code changes.
- Court summonses issued for property maintenance violations
- Multi-dwelling inspections- every five years.
- Seton Hall Maintenance

454 Valley Street

Mr. Greci discussed the eight summonses issued and the upcoming court date in March. In response to Councilwoman Greenberg, Mr. Greci stated that the



summonses issued are for failure to repair an asphalt driveway, failure, a failure to scrap paint building, and a failure to make the exterior safe. Also, there's an unsafe structure noticed by the uniform construction code.

Administration Report- Ms. Doran

Ms. Doran discussed the following items:

- Continuing budget prep
- Approved Resolution for Vose & Taylor
- Sidewalk on Mosaic update (2nd & Sloan)

South Orange Downtown Report- Ms. Hodge

Ms. Hodge reported on the following items:

- New Business Opening update - Medusa's Gyros and New York Style Deli, Wing Stop (under construction)
- SODT/Seton Village Networking Event-Thursday, March 20, 2025; Neighbor's Wine Shop
- 3rd Annual Black History Month Event recap

Ms. Hodge discussed the Design Review Board providing advisory support for new business in the CBD area. The committee discussed business signage and process. Lastly, Ms. Hodge details upcoming events.

SOMA Chamber of Commerce Report

Mr. Dickson discussed the Chamber of Commerce's monthly meeting, every 4th Friday at The Order in South Orange. This gives business owners and entrepreneurs in the area a chance to network and connect. Mr. Dickson stated that the Chamber is working on a business plan writing workshop to be announced later this month.

Old Business

2025 Goals

Mrs. Patras discussed working with Topology to update Ordinances that were identified in the Master Plan. Updates such as definitions for impervious coverage, and how it is regulated. This will help the planning and zoning/engineering department operate efficiently by reviewing permits and some of the board applications. Ms. Patras stated that Mark from Topolgy would like to come to this committee and review the current ordinance and detail the proposed changes.



In addition to the discussion regarding the Design Review Board review of the sign and light ordinance, Ms. Patras stated that she will be working with the board to help clean up components of the ordinance as it relates to second floor signs.

As it related to the 2025 goals, Councilwoman Greenberg asked topology to look into a solution to the frequent requests for variance to the planning board.

Pre-Application Meeting Update

Ms. Patras discussed the committee members' schedule for the pre-application meeting to review Cottage Street.

Public Comments

Janet Villano, South Orange Resident, asked what the uses or plans for the community center located at the self-storage unit on Valley Street.

In response to Ms. Villano, Ms. Doran stated that the community room is the size of a meeting room with a small kitchen. The plan is for it to be available to the community. The village has worked closely with Founders Park conservancy and the neighborhood association to develop a plan. Administration has received the key and put the finishing touches on the policy for use to be shared with Founders Park Conservancy. The goal is for them to co-manage the space with the village. The schedule to book the room is not quite ready yet, but once it's ready it will be announced to the public.

Next Meeting Date

March 12, 2025; 8:30am

Adjournment

The meeting was adjourned at 9:35 AM.

Respectfully submitted, Joycelyn White, Recording Secretary