



PLANNING BOARD REGULAR MEETING

Monday, May 5, 2025 - 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

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
Ojetti Davis, Board Secretary

3. Meeting Notice 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 2025 to the South Orange-Maplewood News Record and the Star Ledger in November 2024 and by filing said notice in the Office of the Village Clerk.

4. Approval of Minutes

A. Regular meeting held on April 7, 2025



5. Approval of Resolutions

- A. **Case #283 - 270-274 Irvington Avenue, LLC**
Block 2102, Lots 1420 & Block 2107, Lot 1
270 Irvington Avenue & 299 Irvington Avenue
Requesting a second 1 year extension of approval
- B. **Case #301 - JESPY HOUSE**
Block 2013 Lot 10
111 Milligan Place
Determination of Incompleteness
- C. **Case #307 - Seton Hall University (Walsh Library)**
Block 901 Lot 3
400 South Orange Avenue
Preliminary & Final Site Plan with C-Variance Relief - The applicant is proposing a 134-square-foot vestibule addition along the eastern side of Walsh Library and modifications to the adjacent pedestrian walk and surrounding landscape areas.

6. Discussion

- A. Report from the Village Council Member regarding the Planning & Economic Development Committee
- B. Affordable Housing Update
 - Presentation of the Fourth Round Housing Element and Fair Share Plan
 - Public Comment
 - Adoption of Plan
 - Adoption of Resolution

7. Application(s) for Completeness

- A. **Case #306 – 185 Church Street Development LLC**
185-189 Church Street and 171-175 & 181 Church Street
Block 2301 Lots 21 & 44 and 42 & 43
Preliminary & Final site Plan with C-Variance Relief - The applicant is seeking to construct a new town home community with 23 units and related site improvements.
- B. **Case #308 – 101 So Orange Ave Urban Renewal, LLC**
Block 1007 Lot 25
101 South Orange Avenue



Minor Site Plan - Applicant is proposing renovations to the previously approved project

8. Next Regular Meeting Date

A. Wednesday, June 11, 2025 at 7:30 PM

9. Adjournment

****Note – This agenda may change at any time including on the day of the meeting. Applications may be carried or adjourned at the request of the Applicant or the Board. Members of the public are cautioned to check the Village website for last minute changes to this agenda prior to attending a meeting.**