



PLANNING BOARD REGULAR MEETING MINUTES

Monday, February 3, 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

Chair Colton-Max called the meeting to order at approximately 7:30 pm:

2. Roll Call

Jon Busch-Vogel - Absent
Lillian Harris - Absent
Cecil House - Absent
David Kraiker
Carolyn Morin - Absent
Richard Spears, Alternate - Absent
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 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 January 6, 2025:
Mr. Miller moved to approve the minutes of the January 6th meeting, seconded by Ms. Doran. All members were in favor and none opposed.

5. Approval of Resolutions

- A. Resolution Appointing Bowman Consultant Group as Board Engineer:
Chair Colton-Max moved to approve the resolution appointing Bowman Consulting Group as the Board Engineer, seconded by Ms. Zollman. All members were in favor and none opposed.
- B. Resolution Appointing Greer Patras, South Orange Director of Planning and Zoning as the Board's Planner:
Chair Colton-Max moved to approve the resolution appointing Greer Patras as the Board Planner, seconded by Ms. Doran. All members were in favor and none opposed.
- C. Resolution Appointing Topology as Board's Consulting Planner:
Chair Colton-Max moved to approve the resolution appointing Topology as the Board's Consulting Planner, seconded by Ms. Doran. All members were in favor and none opposed.
- D. Resolution Appointing Scarinci Hollenbeck as Board Attorney:
Chair Colton-Max moved to approve the resolution appointing Scarinci Hollenbeck as the Board's Attorney, seconded by Mr. Miller. All members were in favor and none opposed.

6. Discussion

- A. Report from the Village Council Member regarding the Planning & Economic Development Committee:
Councilmember Haskins mentioned at the meeting of the Planning & Economic Development Committee (P&EDC), it was the usual discussion of reports from the various department. Also, suggested that the Planning Board provide an annual report similar to the Zoning Board of Adjustment to help the P&EDC on what type of work needs to be done for future projects involving variances.
- B. Affordable Housing Update:
Ms. Doran gave an update in Ms. Patras absence and mentioned the Village Council has passed a resolution accepting the 4th round affordable housing numbers that were provided by the DCA. She discussed the next step in the process which would be to look at



vacant properties that are eligible for developing affordable housing.

In addition, the board briefly discussed a public notice they received regarding Meadowland Park Project. Ms. Doran explained this project is pertaining to the Cameron Recreation area for Pickleball/paddle ball courts, a children's garden and a walking path. Mr. Kraiker stated based on the diagram, he will unhappy with the proposed removal of trees. The board wanted to know if this project would be coming to this board for review. Ms. Doran explained the project has been presented publicly several time at Village Council meetings, a Green Acres Grant has been awarded by the State and the project is now in the permit process with the DEP. However, she will inquire about the tree removals and provide a response.

7. Next Regular Meeting Date

A. Monday, March 3, 2025 at 7:30 PM

8. Adjournment

There being no further discussion, Mr. Miller 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 8:40 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/2965/media>