



PLANNING BOARD REGULAR MEETING MINUTES

Monday, March 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
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

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 February 3, 2025:
Councilmember Haskins moved to approve the minutes of the meeting held on February 3rd, seconded by Mr. Miller. All members were in favor and none opposed. Ms. Harris, Mr. House and Ms. Morin all abstained.

5. Discussion

- A. Report from the Village Council Member regarding the Planning & Economic Development Committee:

Councilmember Haskins discussed the last meeting of the P&ED Committee where they went over the general monthly reports from Code Enforcement, South Orange Downtown, Village Administrator and Village Planner. Also, discussed was the Planning Board providing a yearly report to the P&ED Committee to work the more frequent variance issues.

Ms. Doran mentioned the sidewalks on Sloan & Third are in progress and she has received compliments on the new lighting in this area as well.

- B. Affordable Housing Update:

Ms. Patras briefly discussed the next steps as they still working through all the legislative deadlines and mentioned they are preparing the Housing Element and Fair Share Plan for this boards review and approval later this year.

6. Application(s) for Completeness:

Chair Colton-Max discussed the changes in the completeness process that will now be handled by the Technical Review Committee (TRC) which consist of the board's professionals. The TRC will provide the board with updates and completeness reports on the applications and advise the board when the applicant should be heard.

Ms. Patras provided and update on the following 2 cases. The TRC recently met with Case #307 Seton Hall University and will be meeting with them again in the next week or and will provide a memo to the board soon thereafter. For Case 306 – 185 Church Street Development, the TRC has not met with them yet but looking to schedule in the near future.



Mr. Sullivan discussed the timeline for deeming an application complete and mentioned the TRC memo with address when an application will be listed on the agenda to be heard.

- 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 #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.

7. **Resolution to go into Executive Session**

- A. 2025 Resolution Authorizing an Executive Session at the March 3, 2025, Regular Meeting of the South Orange Planning Board

Matter/ (OPMA Exception)
Executive Session

- Case #301 - JESPY House Completeness

Chair Colton-Max moved to approved the Resolution authorizing an Executives Session, seconded by Mr. Miller. All members were in favor and none opposed.

At approximately 8:05pm, Chair Colton-Max reconvened the meeting and all members were still present.

8. **Application for Completeness**

- A. **Case #301 - JESPY House, Inc.**
Block 2013 Lot 10
111 Milligan Place
Preliminary & Final Site Plan with C-Variance Relief - Applicant is proposing a 2-story residential building with 6 living units with 20 bedrooms, common areas and related site improvements:



Chair Colton-Max explained the board's position on determining whether or not the application is complete and ready to be heard. He mentioned there are two issues with the application: 1) whether or not the applicant would need to return to the Zoning Board of Adjustment based on a condition of a resolution that was adopted by the Zoning Board of Adjustment in 2009 and 2) relates to the proposed uses on the site and whether or not it the jurisdiction of the Zoning Board of Adjustment or the Planning Board that were mention in the Topology report dated December 4, 2023.

Derek Orth attorney of the firm Inglesino & Taylor on behalf of the applicant described the proposed project for the application and discussed the prior Zoning Board of Adjustment adopted resolution and what took place at that time. Mr. Orth does not believe there was anything in the prior approvals that would prohibit his clients from submitting an application for development on the proposed site. He felt his client should have the opportunity to return to this board in a different format which is permitted in the zoned district.

After some discussion, Chair Colton-Max moved to deem the application incomplete due to the following: the condition of the Zoning Board of Adjustment 2009 approval that which requires the applicant to have that condition rescinded by the Zoning Board before it can be heard by this board, there are questions concerning accessory uses that may need to be resolved by the Zoning Board of Adjustment before being heard by this board and there are some undefined issues that have be brought up by the board's professionals that need to be addressed. The motion was seconded by Mr. House.

Roll Call Vote:

Harris	Yes
House	Yes
Kraiker	Yes
Morin	Yes
Haskins	Yes
Doran	Yes
Miller	Yes
Colton-Max	Yes
Motion carried.	

9. Next Regular Meeting Date



A. Monday, April 7, 2025 at 7:30 PM

10. Adjournment

There being no further discussion, Chair Colton-Max moved to adjourn the meeting, seconded by Ms. Zollman. All members were in favor and none opposed. Chair Colton-Max adjourned the meeting at approximately 10:10 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/2966/media>