



PLANNING BOARD REGULAR MEETING MINUTES

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

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

2. Roll Call

Jon Busch-Vogel
Lillian Harris - Absent
Cecil House
David Kraiker
Carolyn Morin
Richard Spears, Alternate - Absent
Hannah Zollman, Alternate
Harold Colton-Max, Chair
Michael Miller, Vice Chair
Bill Haskins, Village Council Member - Absent
Julie Doran, Village Administrator
Sheena Collum, Village President

William Sullivan, Board Attorney
Greer Patras, Board Planner/Zoning Officer
Eric Keller, Board Engineer - Absent
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 April 7, 2025:
Chair Colton-Max moved to approve the minutes of the meeting held on April 7th, seconded by Mr. Miller. All members were in favor and none opposed.

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

Chair Colton-Max moved to adopt the Resolution for Case #283, seconded by Ms. Morin.

Roll Call Vote:

Busch-Vogel Yes
Kraiker Yes
Morin Yes
Miller Yes
Colton-Max Yes
Motion carried.

- B. **Case #301 - JESPY HOUSE**
Block 2013 Lot 10
111 Milligan Place
Determination of Incompleteness

Chair Colton-Max moved to adopt the Resolution for Case #301, seconded by Mr. Miller.

Roll Call Vote:

Busch-Vogel Yes
Kraiker Yes
Morin Yes
Zollman Yes
Miller Yes
Colton-Max Yes
Motion carried.

- 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.

Chair Colton-Max moved to adopt the Resolution for Case #283, seconded by Mr. Busch-Vogel.

Roll Call Vote:

Busch-Vogel	Yes
Kraiker	Yes
Morin	Yes
Miller	Yes
Colton-Max	Yes

Motion carried.

6. Discussion

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

Ms. Doran gave the following updates:

- Mosaic received the TCO for the residential units
 - 4th & Valley very close to receiving the CO and the Certificate of Completion
 - JESPY Prospect Street Project demo permit was issued.
- In response to Board questions, Ms. Doran said she would follow up on the address for the Mosaic building and mentioned they are working on the issue with the light outages at the train station with NJ Transit, it's an ongoing conversation.

B. Affordable Housing Update

- Presentation of the Fourth Round Housing Element and Fair Share Plan (HEFSP):

Graham Petto of Topology presented the South Orange Village Fourth Round Affordable Housing Element & Fair Share Plan. Mr. Petto discussed the following items of the presentation:



- The Compliance Process which consisted of the Timeline, Key Contents & Processes, Prospective Need Obligation, Vacant Land Adjustment, Adjusted Obligation, Addressing the Adjusted Obligation, Bonus Credits, HEFSP per N.J.S.A 52:27D-310 and additional requirements.
- The Compliance Strategy that included Vacant Land Adjustment, Fourth Round Obligations, Compliance Strategy, Prospective Need Sites and next steps.

South Orange Affordable Housing Attorney Nancy Holm, thanked Topology for all their hard work and commended South Orange for being over achievers and appreciated the work of the Planning Board.

In response to board questions, Mr. Petto discussed bonus structure related to affordable housing program, recent development projects that are counted in this fourth round, types of credits and the designation of the Quarry. Ms. Holm discussed the reason for using Vacant Land Adjustment.

- Public Comment:
There were no questions or comments from the public.

There being no further discussion, Chair Colton-Max moved to adopt the Resolution for the Fourth Round Housing Element and Fair Share Plan, seconded by Ms. Zollman.

Roll Call Vote:

Busch-Vogel	Yes
House	Yes
Kraiker	Yes
Morin	Yes
Zollman	Yes
Doran	Yes
Miller	Yes
Colton-Max	Yes

Motion carried.



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:

Ms. Patras gave a brief update on the completeness process for this application. The applicant is working on submitting the requested document and it is possible the case will be heard at the June meeting.

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:

Ms. Patras mentioned the plans for this case is currently under review. In addition, they are recommending the applicant return to the Historic Preservation Commission for Non-Binding Advice.

8. Next Regular Meeting Date

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

9. Adjournment

There being no further discussion, Ms. Doran moved to adjourn the meeting, seconded by Chair Colton-Max. All members were in favor and none opposed. Chair Colton-Max adjourned the meeting at approximately 8:30 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/2968/media>