SOUTH ORANGE VILLAGE
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PLANNING BOARD
REGULAR MEETING
MINUTES

Wednesday, June 11, 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 7:30pm:

2. **Roll Call**
   Jon Busch-Vogel - Absent
   Lillian Harris
   Cecil House
   David Kraiker - Absent
   Carolyn Morin
   Richard Spears, Alternate - Absent
   Hannah Zollman, Alternate
   Harold Colton-Max, Chair
   Michael Miller, Vice Chair - Absent
   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 May 5, 2025:
Chair Colton-Max moved to approve the minutes of the May 5th meeting, seconded by Mr. House. All members were in favor and none opposed.

5. Discussion

A. Report from the Village Council Member regarding the Planning & Economic Development Committee:
There was no report.

6. Application(s) for Completeness

A. **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 review process has started for this applicant. They have been advised of additional documents that are required and they will need to appear before the HPC for non-binding advice. There has been no response from the applicant.

B. **Case #309 - 58 Church Street LLC**
Block 1902 Lot 1
58 Church Street
Preliminary & Final Site Plan with C-Variance Relief - The applicant is proposing to demolish the existing structure and to construct a new 3-story multifamily building with ground floor parking:

Ms. Patras mentioned there has been 2 TRC meeting with the applicant and they have attended the Planning & Economic Development Committee meeting. There are still a few items that need to be resolved and will need to be designated as a redevelopment by the Village Council. The designation must be done before the application can be heard by this board.

7. Application(s) to be Heard
Ms. Zollman recused from the following case matter:

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:

Elnardo Webster attorney of the firm Connell Foley on behalf of the applicant briefly described the project, parking, variances and introduced 2 witnesses.

The first witness and owner of the project was Chike Achebe. Mr. Achebe stated that he is the owner and developer of the project and gave a brief background on reasons for building this project.

In response to board questions, Mr. Achebe summarized the feedback he received the Planning & Economic Development Committee pertaining to the development of this project.

In response to public questions. Mr. Achebe discussed other successful projects, possibility of unit association, targeted community, reaching out to surrounding neighbors and the process for low income housing.

The final witness introduced was Alexandra Elias sworn and recognized by the board as an expert in architect. Mr. Elias described the project design, site location, purpose for number of units and buildings. He described the interior and exterior layout, façade, side and rear elevations and the different types of proposed buildings. There is no fire escape proposed.

In response to board questions, Mr. Elias discussed the location of the stairs at the base of the sidewalk, adaptable units and ramp construction and balcony clearance. He discussed public utilities, design issues for corner unit, signage, roof and drainage plan, parking plan, EV spaces, ADA spaces and guest parking.

In response to public questions, Mr. Elias discussed landscaping, retaining wall and the consideration process for the buildings and balconies that will be built closes to neighbors' yard.

At this time, Mr. Webster requested to adjourn and carry to the July meeting.

8. Next Regular Meeting Date

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

9. Adjournment

There being no further discussion, Chair Colton-Max moved to adjourn the meeting, seconded by Ms. Morin. All members were in favor and none opposed. Chair Colton-Max adjourned the meeting at approximately 9:50 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://southorangetwpnj.portal.civicclerk.com/event/2969/media**