



PLANNING BOARD REGULAR MEETING

Monday, August 4, 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.

Discussion



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

5. **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
- 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.
- C. **Case #310 - Janet Youssef c/o San Giorgio Enterprises, LLC**
Block 1005 Lot 5
52 Vose Avenue
Preliminary & Final Site Plan - Applicant is proposing an expansion of the existing restaurant, second floor addition and relocation of storm sewer.

6. **Application(s) to be Heard**

- A. **Case #306 – 185 Church Street Development LLC (Continuation from July 7th)**
Block 2301 Lots 21 & 44 and 42 & 43
185-189 Church Street and 171-175 & 181 Church Street
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 #311 - South Orange Village**
Block 2602 Lot 12
31 Crest Drive
Courtesy Review - Ownership of the Crest Standpipe will be transferred to New Jersey American Water (NJAW) in connection with the sale of the South Orange Water Utility. The parcel will be subdivided into its three distinct uses and proposed lot 12.03 will be sold to NJAW. No site work is proposed in connection with this subdivision.



C. **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

7. **Next Regular Meeting Date**

A. Tuesday, September 9, 2025 at 7:30 PM

8. **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.**