



PLANNING & ECONOMIC DEVELOPMENT COMMITTEE MEETING MEETING MINUTES

Wednesday, July 9, 2025 - 8:30 AM

Hybrid: In-person/ Virtual Zoom Meeting

Call Meeting to Order

Reports

Code Enforcement Report - Mr. Greci

Mr. Greci reported on the following items:

- 58 Ward Place - Status update and payment of fines
- 454 Valley Street demolition
- Day-to-day operations
- Vacant property maintenance list
- Ongoing inspections- Farmers Market/fireworks

In response to Councilwoman Greenberg, the committee discussed the hours of operations for businesses. Ms. Doran stated that she would discuss this matter with the Village Attorney to confirm the hours of operation.

Administration Report- Ms. Doran

There was no report.

South Orange Downtown Report- Ms. Hodge

Ms. Hodge reported on the following items:

- Business Openings - June

- Wingstop

- New York Style Deli

Ms. Hodge detailed plans for their official ribbon cutting.

- Downtown After Sundown
- Farmer's Market
- Beer Fest Event - September 20, 2025
- Friendship Circle Project
- Upcoming Business openings



- Former Pet Wants space
- Green Door Studio (Gallery)- 65 Valley Street
- Marketplace reopening-end of August/early September
- No Work and Play- 19 Prospect Street

The committee discussed expanding SODT district. Ms. Hodge stated that this expansion would require further discussion offline.

SOMA Chamber of Commerce Report - Mr. Dickson

Mr. Dickson discussed the Chamber's Coffee and Conversation event every Friday for members at The Order.

New Business

Impervious Coverage Ordinance Update

Mr. Lincer discussed drafting the impervious coverage ordinance update. Mr. Lincer, the board engineers, our village engineer, our new zoning official, who's also an engineer, met and went through different ways to improve it. The engineering topics took precedent and discussed ways to allow more flexibility. The engineers' goal is to address storm water management. The drafted ordinance cleans up duplicate language in certain places, or contradictory language in some places. So it's removing all that, redefining what is impervious, what's not, defining what is like gravel or sand, getting a certain discount, and then a little bit of clarification on what you need to submit when submitting a permit.

In response to Councilwoman Greenberg, Mr. Lincer detailed the meeting with Ms. Doran regarding updating the community development page that will be a business resource guide that will link to certain departments. In response to Councilman Haskins, Ms. Patras clarified that the Ordinance that Mr. Lincer discussed is not a storm water ordinance, it is an ordinance to clean up the impervious coverage definition. Councilman Haskins stated storm water in South Orange and this is the issue for our future. So we must address storm water in South Orange and be on a path to a stormwater utility, and we must match what we expect our residents to do with what we do as a municipality too. So we should set a goal in every public project, not of increasing our permeable surface, but of increasing Or set the goal of increasing our permeable surface, not increasing our impermeable surface.

The committee will discuss updating the Village's storm water.

Old Business



Film Ready Ordinance

Ms. Doran discussed a potential updated film-ready ordinance. The state is urging municipalities to review our ordinances against their ordinance and make sure. We've got something in place that allows film crews to operate to make it friendly, to make a film. Ms. Doran stated that the email with the state information is just a template, and we can take and leave what we want from it. But we'll spend some time comparing it to our existing ordinances, our existing film permit process and make sure we're doing everything we can to extend to businesses, but also protect the quality of life for our residents.

The committee discussed the current film ordinance and procedure for processing applications.

Valley Street Redevelopment Plan

Mr. Lincer stated that we are moving forward with the plan and are currently working on a draft to be completed in the next few weeks. This ordinance will address issues in administration and enforcement, not just for retail space or restaurants, but it is meant for anything that will generate foot traffic. Mr. Lincer detailed the wide range of permitted uses and expanding commercial streetscapes existing closer to the center of town. Mr. Lincer will circulate the draft for review.

Pre-Applications Meeting Update

There were no report.

Public Comments

The Chair opens the meeting for public comments.

In response to a public comment, Ms. Doran detailed the availability if the new community room at the storage facility.

Next Meeting Date

August 13, 2025; 8:30am

Adjournment