



PLANNING & ECONOMIC DEVELOPMENT COMMITTEE MEETING MEETING MINUTES

Wednesday, August 13, 2025 - 8:30 AM
Virtual Webex Meeting

Call Meeting to Order

Jen Greenberg, Chair
Bill Haskins, Village Council Member
Steve Schnall, Village Council Member
Anthony Greci, Construction Official
Greer Patras, Director of Planning & Zoning
Marc Lincer, Topology Rep.
Julie Doran, Village Administrator
Melissa Hodge, SODT Executive Director
Joycelyn White, Recording Secretary

Approval of Minutes

July 9, 2025

The meeting minutes for July 9, 2025, were approved by all members present.

Reports

Code Enforcement Report - Mr. Greci

Mr. Greci provided updates on ongoing compliance issues, noting improvements in property maintenance compliance.

Administration Report- Ms. Doran

Ms. Doran reported continued progress on redevelopment coordination and administrative efficiencies.

South Orange Downtown Report- Ms. Hodge

Ms. Hodge highlighted recent business openings and community engagement initiatives.

SOMA Chamber of Commerce Report - Mr. Dickson

Mr. Dickson discussed upcoming business networking events and collaboration with downtown businesses.



New Business

Hours of Operation of Business (without Liquor Licenses)

Vacant Business Maintenance

- **Community Incentives**

Discussion focused on potential adjustments to standard operating hours to support business flexibility while maintaining residential harmony. Ms. Doran and Ms. Patras to draft proposed guidelines for review at the next meeting.

2nd Floor Signage

The committee discussed visibility challenges for second-floor businesses. Options such as shared directory signage were considered. Mr. Lincer to provide design options and cost estimates.

Status of ADU's

Updates provided on the draft ordinance review process. Consensus was reached to finalize the council submission. Ms. Patras will circulate an updated ordinance draft to members by August 25, 2025.

Old Business

Film Ready Ordinance

Discussion continued regarding state certification requirements. The committee agreed to submit application materials once supporting documentation is complete. Ms. Doran will finalize the Film Ready checklist for submissions.

Valley Street Redevelopment Plan

Progress update provided by Mr. Lincer. Engineering review and environmental assessments remain underway. Mr. Lincer to report back on updated redevelopment timelines.

Pre-Applications Meeting Update

Ms. Patras reported increased developer engagement and early feedback benefits. No further report was given.

Impervious Coverage Ordinance Update

Discussion on balancing stormwater management and property flexibility. The next draft will include recommended thresholds. Ms. Patras will revise the ordinance language for September review.

Public Comments



The Chair opens the meeting for public comments.

There were no public comments.

Next Meeting Date

September 10, 2025; 8:30am

Adjournment

The meeting was adjourned at 9:42 AM.

Respectfully submitted, Joycelyn White, Recording Secretary