



PLANNING & ECONOMIC DEVELOPMENT COMMITTEE MEETING MEETING MINUTES

Wednesday, September 10, 2025 - 8:30 AM
Hybrid: In-Person/Virtual Webex Meeting

Call Meeting to Order

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

Also In Attendance

Lisa Szulewski

Approval of Minutes

August 13, 2025

The August 13, 2025 meeting minutes will be approved at the next meeting.

Reports

Code Enforcement — Mr. Greci

In the absence of Mr. Greci there was no report.

Administration Report — Ms. Doran

Ms. Doran reported ongoing collaboration with Mr. Greci and the Building Department to review and update the fee ordinance.

South Orange Downtown Report — Ms. Hodge

Ms. Hodge discussed the following items:

- Seton Village — No updates
- Reservoir: Celebrating 90 years of business
- "Connect beyond the Gates" — October 7th, 2025; Seton Hall and South Orange Downtown partnered event to connect businesses with students.
- An additional façade grant will be issued by year-end.



- Upcoming community event: Backyard Night Out

SOMA Chamber of Commerce Report — Mr. Dickson

New Business

No New Business discussion

Old Business

Hours of Operation of Business (without liquor licenses)

No report at this time.

Vacant Business Maintenance

- **Community Incentives**

Ms. Doran discussed coordinating with South Orange Downtown to create incentives and outreach strategies for vacant property owners.

2nd Floor Signage

To be discussed at the next Design Review Board meeting. Ms. Hodge will provide an update at the next committee meeting.

Status of ADU's

The status of Accessory Dwelling Units (ADUs) will be discussed during the upcoming Town Hall meeting on October 29, 2025.

Film Ready Ordinance

Ms. Doran confirmed that documentation for the NJ Film Ready Community Certification is nearly complete.

Valley Street Redevelopment Plan

Ms. Patras shared that comments from the developer have been reviewed. Mayor Collum has also reviewed the plan, and there are no new updates since the summer.

Pre-Applications Meeting Update

Ms. Patras reported that one pre-application meeting has occurred since the last session. The project will proceed under Building and Engineering review, without the need for committee input.

Impervious Coverage Ordinance Update



Mr. Lincer shared feedback from the Village Engineer on the draft ordinance. He will circulate the revised draft to the committee for final comments before moving forward with introduction.

Public Comments

The Chair opens the meeting for public comments.

Alysa Aronson inquired about Planning Board Case 204 regarding sidewalk repair. Ms. Aronson was advised to attend the next Planning Board meeting to address the issue directly.

Next Meeting Date

October 8, 2025; 8:30am

Adjournment

The meeting was adjourned at 9:25 AM.

Respectfully submitted, Joycelyn White, Recording Secretary