



PLANNING & ECONOMIC DEVELOPMENT COMMITTEE MEETING MEETING MINUTES

Wednesday, April 9, 2025 - 8:30 PM
Virtual Webex Meeting

Call Meeting to Order

Jen Greenberg, Chair
Bill Haskins, Village Council Member
Olivia Lewis-Chang, Village Council Member
Anthony Greci, Construction Official
Greer Patras, Director of Planning & Zoning
Julie Doran, Village Administrator
Melissa Hodge, SODT Executive Director
Joycelyn White, Recording Secretary

Approval of Minutes

March 12, 2025

All members present approved the meeting minutes for March 12, 2025.

Reports

Code Enforcement Report - Mr. Greci

Mr. Greci discussed the day-to-day operation of the building/code enforcement department and detailed the following items:

- TCO progress update
- 4th and Valley court appearance update
- South Orange Avenue & Cottage Demolition permit.

In response to Councilwoman Lewis Chang, Mr. Greci stated that he would inspect the exposure at the site and follow up offline.

Administration Report- Ms. Doran

In the absence of Ms. Doran, there was no report.

South Orange Downtown Report- Ms. Hodge

Ms. Hodge discussed the following items:

- Food Stroll - April 27, 2025; 12pm-4pm



- Sotheby's Ribbon Cutting - April 30, 2025, 3pm
- Upcoming Business

- Wingstop
- Medusa
-New York Style Deli

Ms. Hodge added that she would send an invitation for the soft opening and ribbon cutting.

- Undercover Music Fest planning update - May 31, 2025

SOMA Chamber of Commerce Report - Mr. Dickson

In the absence of Mr. Dixon, there was no report.

New Business

Valley Street Redevelopment Plan

Mr. Lincer discussed the draft redevelopment plan that was circulated to the committee prior to the meeting. Mr. Lincer asked the committee for feedback on the following items in the plan:

- Mixed-use buildings/residential buildings relating to amenity deck and individual private balconies.

The committee discussed the placement of balconies. Mrs. Patras stated this item was in reference to the new rental projects. In this Ordinance it would apply to all of Valley Street. To use other towns as an example, it is an intention to keep the backyards quiet and for private use. Councilwoman Lewis-Chang expressed her thoughts on the design of the building.

In response to a public comment, Mrs. Patras stated that at this point in the process they are only taking comments from the PLED committee. However, the discussion is a public process.

Old Business

Pre- Applications Meeting Update

Mrs. Patras stated that she is in the process of finalizing a date and time to meet with the applicant and thanked the committee for their participation.

Public Comments

The Chair opens the meeting for public comments



Alyssa Aronson, Resident, asked for an update regarding the movie theater and expressed the sentiments of the residents potentially not having a theater.

Ms. Hodge stated that SODT agrees that it would be a benefit for the residents to have a theater. However, it is a matter of negotiation and the right opportunity for the village. When there is information to share with the public , she will share.

Next Meeting Date

May 14, 2025; 8:30am

Adjournment

The meeting was adjourned at 9:00 AM.

Respectfully submitted, Joycelyn White, Recording Secretary