



PLANNING & ECONOMIC DEVELOPMENT COMMITTEE MEETING MEETING MINUTES

Wednesday, March 12, 2025 - 8:30 AM
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

Also In Attendance

Mark Lincer

Approval of Minutes

February 12, 2025

All members present approved the February 12, 2025, meeting minutes.

Reports

Code Enforcement Report - Mr. Greci

Mr. Greci reported on the following items:

- 158 Ward Place - Court appearance
- 454 Valley Street - Court appearance
- Sloan & 3rd (mossiac)

- Inspection
- TCO Update

- 70 Edar Terrace Fire update

Mr. Greci discussed working with the Village Attorneys on drafting an Ordinance regarding multi-dwellings related to fire inspectors.

Administration Report- Ms. Doran



Ms. Doran discussed the approved 2025 budget and the sales agreement for NJ American Water. Ms. Doran anticipates the transaction to happen in the fall.

South Orange Downtown Report- Ms. Hodge

Ms. Hodge reported on the following items:

- Upcoming ribbon-cutting events
 - Hosting a Business Workshop at Co-Lab- March 25, 2025; 5pm-7pm
 - Women's History Month Events
- Highlighting women-owned SODT business
- Filming promotion for Seton Village
 - Under Cover Music Festival - May 31, 2025; 2pm-10pm (Rain Date: June 1, 2025)
 - Food Stroll- April 27, 2025
- 29 businesses have signed up so far.
- Farmers Market - June 4, 2025 (Every Wednesday)
 - Discussed adding additional cleaning tours as the weather breaks.
 - Working on traffic calming measures in Seton Village.

SOMA Chamber of Commerce Report - Mr. Dickson

Mr. Dickson reported on the following items:

- Recap of the Business start-up workshop at Co-Lab. The Commerce partnered with Score.
- Recapped February 28th Monthly Coffee Meet-up at The Order.
- Landmark Hospitality has joined the Chamber of Commerce and will host the next coffee networking event.
- Health & Wellness event - March 28th at The Woodland in Maplewood.
- Shared the invite to the Essex County "Meet the Mayors" in West Orange.

New Business

Topology Presentation: draft Valley Street Redevelopment/Rezoning

The presentation discussed consideration of rehab designation for village-wide planning and comprehensive development on specific sites. Focusing on mass, scale and buffers to maintain privacy for residential neighborhoods. The committee discussed the role of commercial and industrial uses along the corridor and incorporating sustainability standards into the development plans.



Old Business

Pre-Applications Meeting Update

Ms. Patras discussed the first application for a four-unit development on Church and Third Street, which was well-received and met important development metrics. The second application for a project on Cottage Street received feedback to address setbacks and impervious coverage issues.

Public Comments

The Chair opens the meeting for public comments.

The following members of the public made comments.

- David Kraiker, South Orange Resident
- Dave, South Orange Resident

Next Meeting Date

April 8, 2025; 8:30am

The meeting was adjourned at 9:40AM.

Respectfully submitted, Joycelyn White, Recording Secretary

Adjournment