



## **PLANNING BOARD REGULAR MEETING**

Monday, December 1, 2025 - 7:30 PM

Virtual Webex Meeting

To access information on how to use WebEx to join the meeting, please click on the following link: <https://www.southorange.org/800/WebEx-FAQs>

### **ORDER OF BUSINESS**

**1. Call Meeting to Order**

**2. Roll Call**

Jon Busch-Vogel  
Lillian Harris  
Cecil House  
David Kraiker  
Carolyn Morin  
Richard Spears, Alternate  
Hannah Zollman, Alternate  
Harold Colton-Max, Chair  
Michael Miller, Vice Chair  
Bill Haskins, Village Council Member  
Julie Doran, Village Administrator  
Sheena Collum, Village President

William Sullivan, Board Attorney  
Greer Patras, Board Planner/Zoning Officer  
Eric Keller, Board Engineer  
Ojetti Davis, Board Secretary

**3. Meeting Notice Statement**

Pursuant to Section 5, Chapter 231, P.L. 1975, this is to state for the record that adequate notice of this meeting has been provided to the public by posting and maintaining the annual notice of regular meetings on the bulletin board in the Village's municipal offices located at 76 South Orange Avenue, by mailing the annual notice of regular meetings for 2025 to the South Orange-Maplewood News Record and the Star Ledger in November 2024 and by filing said notice in the Office of the Village Clerk.

**4. Approval of Minutes**

A. Regular meeting held on November 3, 2025



**5. Approval of Resolution**

- A. Resolution Establishing the Annual Meeting Dates for the Year 2026

**6. Discussion**

- A. Report from the Village Council Member regarding the Planning & Economic Development Committee

**7. Application(s) for Completeness**

- A. **Case #308 – 101 So Orange Ave Urban Renewal, LLC (Review is on-going)**  
Block 1007 Lot 25  
101 South Orange Avenue  
Minor Site Plan - Applicant is proposing renovations to the previously approved project
- B. **Case #309 - 58 Church Street LLC (Review is on-going)**  
Block 1902 Lot 1  
58 Church Street  
Preliminary & Final Site Plan with C-Variance Relief - The applicant is proposing to demolish the existing structure and to construct a new 3-story multifamily building with ground floor parking.
- C. **Case #310 - Janet Youssef c/o San Giorgio Enterprises, LLC (Review is on-going)**  
Block 1005 Lot 5  
52 Vose Avenue  
Preliminary & Final Site Plan - Applicant is proposing an expansion of the existing restaurant, second floor addition and relocation of storm sewer.
- D. **Case #312 - Kedaar LLC (Review is on-going)**  
Block 1908 Lot 4  
2-4 South Orange Avenue  
Preliminary & Final Site Plan w/C-Variance Relief - The applicant proposed to convert the offices on the second floor to one (1) two-bedroom apartment and two (2) one-bedroom apartments.

**8. Application(s) to be Heard**

- A. **Case #301 — JESPY House, Inc. (Continuation from November 3rd)**  
Block 2013 Lot 10  
111 Milligan Place  
Preliminary & Final Site Plan with C- Bulk Variance Relief — The Applicant proposes to demolish an existing site presently used as offices by the Applicant to construct a four-story, mixed-use structure



containing 6 residential units and 20 bedrooms for intellectual and developmentally disabled individuals, as well as executive offices with associated support facilities for use by both on-site and off-site residents of the JESPY House program.

**9. Next Regular Meeting Date**

A. TBD

**10. Adjournment**

**\*\*Note – This agenda may change at any time including on the day of the meeting. Applications may be carried or adjourned at the request of the Applicant or the Board. Members of the public are cautioned to check the Village website for last minute changes to this agenda prior to attending a meeting.**