



PLANNING BOARD REGULAR MEETING MINUTES

Monday, July 7, 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

Chair Colton-Max opened the meeting at approximately 7:30 pm:

2. Roll Call

Jon Busch-Vogel
Lillian Harris - Absent
Cecil House
David Kraiker
Carolyn Morin
Richard Spears, Alternate - Absent
Hannah Zollman, Alternate - Absent
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

Chair Colton-Max read the following 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 June 11, 2025:
Chair Colton-Max moved to approve the minutes of June 11th,
seconded by Council Member Haskins. All members were in favor
and none opposed.

5. Discussion

- A. Report from the Village Council Member regarding the Planning &
Economic Development Committee:
There was no report.

6. Application(s) for Completeness

- A. **Case #301 - JESPY House, Inc.**
Block 2013 Lot 10
111 Milligan Place
Preliminary & Final Site Plan with C-Variance Relief - Applicant is
proposing a 2-story residential building with 6 living units with 20
bedrooms, common areas and related site improvements:

Ms. Patras summarized her last completeness report dated March 17, 2025 and discussed the open issues related to permitted uses in the zone and jurisdictional issues. Mr. Sullivan explained it has been determined that this board has jurisdiction to hear the case.

Chair Colton-Max moved to deem the application complete,
seconded by Ms. Doran.

Roll Call Vote:

Busch-Vogel	Yes
House	Yes
Kraiker	Yes
Morin	Technical issues
Haskins	Yes
Doran	Yes
Miller	Technical Issues
Colton-Max	Yes

Motion Carried.

Mr. Orth attorney on behalf of the applicant mentioned the notices had been sent to the newspaper and the neighbors. Mr. Sullivan confirmed no further notice required.



B. **Case #308 – 101 So Orange Ave Urban Renewal, LLC**

Block 1007 Lot 25

101 South Orange Avenue

Minor Site Plan - Applicant is proposing renovations to the previously approved project:

Ms. Patras explained there was update on this case. The applicant has been not responded to any emails.

C. **Case #309 - 58 Church Street LLC**

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:

Ms. Patras explained the applicant is working to clarify some stormwater management issues that must be in compliance prior to the board hearing this case. The applicant needs approval from the DEP as well prior to being heard.

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

A. **Case #306 – 185 Church Street Development LLC (Continuation from June 11th)**

185-189 Church Street and 171-175 & 181 Church Street

Block 2301 Lots 21 & 44 and 42 & 43

Preliminary & Final site Plan with C-Variance Relief - The applicant is seeking to construct a new town home community with 23 units and related site improvements:

Elnardo Webster of the firm Connell Foley on behalf of the applicant recapped the last hearing and mentioned his client made good faith efforts to reach out to the neighbors as requested at the last meeting. Mr. Webster mentioned he had 3 remaining witnesses but only two were heard at this meeting due to time.

The first witness was Kiersten Osterkorn sworn and recognized as an expert in engineering. Ms. Osterkorn discussed the plans submitted dated 05/16/2025, which included surrounding properties, existing conditions and plans for drainage, grading, utility, landscaping and lighting. Also discussed location of balconies and waiting to hear from the Fire Chief regarding location of fire hydrants.



In response to board questions, Ms. Osterkorn discussed circulation plan for large trucks, proposed tree sizes, stormwater & sanitary sewer calculations, landscaping details, retaining walls, location of tree plantings, drive aisle waiver, guest parking locations and fencing considerations as requested by the board.

In response to public questions, Ms. Osterkorn discussed sewer line maintenance, clarification on garbage collections, designation for moving & delivery trucks, timeline for utility disruptions and snow removal maintenance.

The final witness was John Corak sworn and recognized by the board as an expert in traffic engineering. Mr. Corak discussed his traffic analysis dated 05/16/2025, that described the on street parking, rear train station, parking supply for residents, guest parking location and handicap parking. Mr. Corak discussed a conversation with the South Orange Parking Authority regarding accommodating overnight parking on Third & Valley Street.

In response to board questions, Mr. Corak discussed required amount of parking spaces, identifying visitor's parking and clarification on expanding the width of Church Street. The board requested that the Village Engineer be consulted with in regards to proposed plans of widening Church Street.

In response to public questions, Mr. Corak discussed number of parking availability and data on peak hour parking.

Chair Colton-Max suggested considering an additional parking study.

At this time, Chair Colton-Max adjourned the case to the August 4th meeting.

8. Next Regular Meeting Date

A. Monday, July 7, 2025 at 7:30 PM

9. Adjournment

There being no further discussion, Chair Colton-Max moved to adjourn the meeting, seconded by Ms. Morin. All members were in favor and none



opposed. Chair Colton-Max adjourned the meeting at approximately 10:30 pm.

Submitted by
Ojetti Davis, Secretary
Planning Board

***These minutes are a summary and the actual statements can be found on the video located on the Village's website at the following link:**
<https://southorangetwpnj.portal.civicclerk.com/event/2970/media>