



PLANNING BOARD REGULAR MEETING MINUTES

Monday, August 4, 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 called the meeting to order at approximately 7:30 pm:

2. Roll Call

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

William Sullivan, Board Attorney
Greer Patras, Board Planner/Zoning Officer
Eric Keller, Board Engineer – Absent
Paul Winters, Assistant Board Engineer
Ogetti 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. Discussion

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

5. Application(s) for Completeness

- A. **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 mentioned the applicant has not advanced the application nor has there been any response from the applicant.

- B. **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 stated the applicant is actively working on the application issues and waiting for DEP regarding the flood zone.

- C. **Case #310 - Janet Youssef c/o San Giorgio Enterprises, LLC**
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:

Ms. Patras discussed a letter of incomplete was issued to the applicant with request for additional information needed. A TRC meeting is required but has not been scheduled as of yet.

6. Application(s) to be Heard



A. **Case #311 - South Orange Village**

Block 2602 Lot 12

31 Crest Drive

Courtesy Review - Ownership of the Crest Standpipe will be transferred to New Jersey American Water (NJAW) in connection with the sale of the South Orange Water Utility. The parcel will be subdivided into its three distinct uses and proposed lot 12.03 will be sold to NJAW. No site work is proposed in connection with this subdivision:

Clyde Otis attorney of the firm Post Polak on behalf of the application gave an overview of the Courtesy Review. He described the existing property that currently has a playground and used by EMS. Mr. Otis explained the process for the sale of the South Orange Water Utility and discussed the issues with Green Acres. Ms. Patras mentioned there are no detriments and had no further comments. Mr. Winters in Mr. Keller's absence, mentioned they reviewed the application and there was one administrative comment which has been corrected. Mr. Winters had no further comments.

In response to board questions. Mr. Otis discussed replacement of current water tank in bad condition and closure of playground while replacing the tank.

Peter Travers Deputy Village Administrator discussed the approval of Green Acres.

There being no further discussion, Mr. House moved to authorize Mr. Sullivan writing a letter to the Village Council that this project is consisted with the Village Master Plan, seconded by Ms. Zollman.

Roll Call Vote:

Harris	Yes
House	Yes
Kraiker	Yes
Morin	Yes
Zollman	Yes
Colton-Max	Yes
Motion Carried.	

Ms. Zollman recused from the following Case #306.



B. **Case #306 – 185 Church Street Development LLC (Continuation from July 7th)**

Block 2301 Lots 21 & 44 and 42 & 43

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

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:

Elcardo Webster attorney on behalf of the applicant recalled two witnesses and one new witness. The first witness recalled was Kiersten Osterkorn previously sworn and recognized as an expert in engineering. Ms. Osterkorn discussed the revised plans for some technical items on the fire access, sewer and stormwater systems. She had spoken with the Fire Chief regarding maneuvering around the site. She entered exhibit A1 – Fire Truck dated 08/04/2025.

In response to board questions, Ms. Osterkorn discussed stormwater calculations and existing sanitary system.

In response to public questions, Ms. Osterkorn discussed private garage storage for bikes but there is no proposed bike rack plan. Mr. Webster mentioned his client is aware of the proposed bike lane plan on Church Street.

Next, Mr. Webster recalled John Corak previously sworn and recognized as an expert in traffic engineering. Mr. Corak discussed the future bike land plan which is not proposed for the area of the project. Also, discussed curb bump outs for additional parking spaces, updated parking counts and guest parking spaces.

There were no questions from the board or public for this witness.

The final witness was Alex Dougherty sworn and recognized as an expert in Planning. Mr. Dougherty entered and discussed exhibit A2 – 6 slides dated 08/04/2025: tax lot representation and aerial drone views of subject site. He discussed minor C-variance relief, rear yard setback, parking variance, transportation into the site, landscape buffer, planting sizing, design waivers for drive aisle width. Mr. Dougherty felt the project is consistent with the Church Street Redevelopment Plan and the South Orange Master Plan with no detriments and felt the project should be approved as presented.



There were no questions from the board or public.

Chair Colton-Max opened the meeting for public comment: There were members of the public that welcomed the project to the neighborhood but expressed concerns regarding the use for rentals, Seton Hall Students rentals, issuance of parking permits, proposed traffic issues, more foot traffic in the area and the total number of proposed units.

Board Discussion:

The board discussed some type of fencing to be installed. Mr. Sullivan listed the conditions discussed for affordable housing units, fencing, bike racks. Sanitary sewer and working with the town on widening the street for additional parking in the right of way.

There being no further discussion, Mr. House moved to approve the application subject to the conditions discussed, seconded by Mr. Colton-Max.

Roll Call Vote:

Harris	Yes
House	Yes
Kraiker	Yes
Morin	Yes
Colton-Max	Yes
Motion Carried.	

Ms. Zollman returned to the meeting for the following case #301.

C. **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:

Due to the late hour, Chair Colton-Max carried this case to the September meeting and no further noting required.

7. **Next Regular Meeting Date**

A. Tuesday, September 9, 2025 at 7:30 PM

8. **Adjournment**



There being no further discussion, Chair Colton-Max moved to adjourn the meeting, seconded by Mr. House. All members were in favor and none opposed. Chair Colton-Max adjourned the meeting at approximately 10:10 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/2971/media>