



## PLANNING BOARD REGULAR MEETING MINUTES

Tuesday, September 9, 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  
Lillian Harris - **Absent**  
Cecil House  
David Kraiker  
Carolyn Morin  
Richard Spears, Alternate - **Absent**  
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**

**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 July 7, 2025 and August 4, 2025:  
Chair Colton-Max moved to approve the minutes of the meeting held on July 7<sup>th</sup>, seconded by Mr. Busch-Vogel. All members were in favor and none opposed.

Chair Colton-Max moved to approve the minutes of the meeting held on August 4<sup>th</sup>, seconded by Mr. House. All members were in favor and none opposed.

#### 5. **Approval of Resolution**

- A. **Case #306 – 185 Church Street Development LLC**  
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:

Chair Colton-Max move to approve the Resolution for Case #306, seconded by Mr. House.

**Roll Call Vote:**

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

#### 6. **Discussion**

- A. Report from the Village Council Member regarding the Planning & Economic Development Committee:  
Ms. Doran gave a briefly update on the sidewalk public sidewalk located on Second Street. The work is scheduled to be completed the week of September 18<sup>th</sup>.

#### 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:



There was no update for this case.

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:

Ms. Patras explained the applicant has submitted the revised completed documents that is currently being reviewed. She will provide an update at the next meeting.

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:

Ms. Patras sent a completeness memo to the applicant and waiting for a response. There was no further update on this matter.

D. **Case #312 - Kedaar LLC**

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:

Ms. Patras will provide an update at the October meeting.

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

A. **Case #313 - South Orange Village - (Library Courtesy Review)**

Block 1005 Lot 3

65 Scotland Road

Courtesy Review – Applicant is proposing renovations, repair and improvements to the South Orange Village Municipal Library Complex:

Kathryn Kopp attorney of the firm Post Polak on behalf of the applicant briefly described the project of the proposed library renovations and introduced one witness. Andrew Berman sworn and recognized by the board as an expert in architect. Mr. Berman described the project which will create a new and reimagined



library that will include the original Connett Building which has not been used in some years. He discussed the proposed site plan, layout plan for 1<sup>st</sup> and 2<sup>nd</sup> floor, planting plan and showed 12 slides of the graphic overview of the renovation and addition of the new proposed building. Also, discussed parking, lighting, landscaping, trash location, new entrance location and installation of a new electrical transformer below ground level.

In response to board questions, Mr. Berman discussed a tree protection plan, sizes of the handicap parking spaces, removal of existing lighting, installation of new contemporary high performance lights and location of the trees to be replaced. There is no new generator proposed but emergency lighting will be added. Also, discussed the traffic pattern and it was asked to consider signage on the Comstock side.

There were no questions or comments from the public.

Ms. Patras discussed some of the components that make the plan consistent with the Master Plan that included adaptive reuse, sustainable design elements and the creation of a place where people of all ages and abilities can congregate together and celebrate community.

Chair Colton-Max made a motion that the plan is consistent with the Master Plan and subject to the comments made concerning tree replacement, tree protection and traffic on Comstock, seconded by Mr. Busch-Vogel.

**Roll Call Vote:**

|             |     |
|-------------|-----|
| Busch-Vogel | Yes |
| House       | Yes |
| Kraiker     | Yes |
| Morin       | Yes |
| Zollman     | Yes |
| Doran       | Yes |
| Haskins     | Yes |
| Colton-Max  | Yes |

Motion carried.

**B. Case #301 - JESPY House, Inc.**

Block 2013 Lot 10

111 Milligan Place

Preliminary & Final Site Plan with C-Variance Relief - Applicant is



proposing a 4-story residential building with 6 living units with 20 bedrooms, common areas and related site improvements:

Derek Orth attorney of the firm Inglesino & Taylor on behalf of the applicant gave a brief overview of how the project has evolved since it was first introduced to the board earlier in the year. Mr. Orth introduced his only witness for this meeting, Michael Roth sworn and recognized as an expert in engineering. Mr. Roth walked the board through the existing and proposed conditions, reviewed the board professional reports and stated he will provide a written response as well. Also, discussed the entering and exiting of the site for cars and pedestrians.

In response to board questions, Mr. Roth discussed loading spaces to accommodate all vehicle, parking lot screening, trash enclosures, setback requirement for transformer pad and screening plan, water and sewer demand, parking & EV spaces, fencing, tree planting, landscaping, dumpster enclosures, recycling, lighting effecting neighbors and the consideration for a generation to be placed on the roof.

Chair Colton-Max mentioned due to the number of items that Mr. Roth will need to return and provide updated responses to the comments from the board professional reports such as addressing the variances requested, revise the lighting plan and off-site impact on adjacent properties, he will not close out this witness and no public questions to be asked at this time. Mr. Orth agreed and will return with Mr. Roth to conclude his testimony at the next meeting.

**9. Next Regular Meeting Date**

A. Thursday, October 9, 2025 at 7:30 PM

**10. Adjournment**

There being no further discussion, Mr. Busch-Vogel 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 10:15 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://southorangenetwpnj.portal.civicclerk.com/event/2972/media>**