SOUTH ORANGE VILLAGE
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PLANNING BOARD
REGULAR MEETING
MINUTES

Thursday, October 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**
   Acting Chair Miller called the meeting to order at approximately 7:30 pm:

2. **Roll Call**
   Jon Busch-Vogel - **Absent**
   Lillian Harris
   Cecil House
   David Kraiker - **Absent**
   Carolyn Morin
   Richard Spears, Alternate - **Absent**
   Hannah Zollman, Alternate - **Absent**
   Harold Colton-Max, Chair - **Absent**
   Michael Miller, Vice Chair
   Bill Haskins, Village Council Member - **Absent**
   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**
   Acting Chair Miller 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 September 9, 2025:
Mr. House moved to approve the minutes of the meeting held on September 9th, seconded by Ms. Morin. All members were in favor and none opposed.

5. Discussion

A. Report from the Village Council Member regarding the Planning & Economic Development Committee:
Ms. Doran announced the completion of the sale for the water system to New Jersey American Water. All South Orange residents are now customers of New Jersey American Water. NJAW will be sending out mailings to all residents and information will be posted on the Village's website.

6. Application(s) for Completeness
The following cases are still in the ongoing review process. There was no updates at this meeting:

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.

7. Application(s) to be Heard

A. **Case #301 — JESPY House, Inc. (Continuation from Sept. 9th)**
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:

Derek Orth attorney on behalf of the applicant discussed the revisions made based on the feedback received at the last meeting from the board members and professionals. Some of the revisions included a number of plan improvements, minimized the trash collection unit, increased green space, modified the parking arrangement and discussed the possibility of eliminating the transformer pad. Mr. Orth introduced 2 witnesses for this meeting.

The first witness was Michael Roth recalled from the last meeting. Mr. Roth entered and discussed the following exhibits: A1 – Aerial Map of existing conditions dated 10/02/25 and A2 – Site Plan Rendering dated 10/09/25. He discussed the modification from the original plan, submitted the turning table, revised the landscaping plan, relocation of trash enclosure, clarifications for parking and lighting and discussed existing conditions.

In response to board questions, Mr. Roth discussed access to the walkway, lighting details, plant protection, open space recreation area, tree planting plan, reducing design waiver for the fence, location of electrical source and the delivery van turning plan.

There were no questions from the public for this witness.

The final witness was Audrey Winkler Executive Director of the JESPY House. Ms. Winkler gave testimony on the operations of JESPY, the mission, number of staff, types of programs and local community partners. She entered Exhibit A3 – Slide Show. The slide show included the following:

- 360 ° Approach to Independence for Adults with IDD

- JESPY House Building Community
- The Young Adult Hub on the Cooperman Family Campus
- Sample Calendar of Activities & Programs

Ms. Winkler discussed the number of proposed staff per shift, staff parking, deliveries and described the difference between this proposed new building and the Prospect Street location.

In response to board questions, Ms. Winkler clarified the number of staff members, number of shuttle buses, program chart and mentioned the classes are not limited to young adults only.

In response to public question regarding overseeing the construction project, Mr. Orth discussed the pre-construction meeting required by the Village prior the start of any construction of a project.

Mr. Orth mentioned for the next meeting he will bring his traffic consultant, architecture and if there is enough time the planner.

Mr. Sullivan mentioned no further notice from the applicant and Mr. Orth waived any automatic approval deadlines.

8. Next Regular Meeting Date

A. Monday, November 3, 2025 at 7:30 PM

9. Adjournment

There being no further discussion, Ms. Morin moved to adjourn the meeting, seconded by Mr. Miller. All members were in favor and none opposed. Acting Chair Miller adjourned the meeting at approximately 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/3225/media**