



## PLANNING BOARD REGULAR MEETING MINUTES

Monday, November 3, 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  
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 October 9, 2025:  
Ms. Morin moved to approve the meeting minutes of October 9<sup>th</sup>, seconded by Mr. House. All members were in favor and none opposed. The following members abstained: Chair Colton-Max, Mr. Busch-Vogel, Mr. Kraiker, Ms. Zollman and Councilmember Haskins.

#### 5. Discussion

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

Councilmember Haskins discussed the upcoming Town Hall meeting scheduled for Wednesday, December 3, 2025. At that meeting they will discuss status and case study on Accessory Dwelling Units.

Ms. Doran mentioned the Village has closed on the water utility sale to New Jersey American Water Company (NJAW). NJAW is planning to start work on the lead lines soon. The County road work and signaling will take place in the spring and Village Road work will begin this week. Information on road work projects can be found on the Village 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 October 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 recalled the Civil Engineer Michael Roth to summarize the plan revisions. Mr. Roth entered and described exhibit A4 – Site Plan Rendering dated October 30, 2025. He discussed adding 5 new trees, EV compliance, usable outdoor space for the residents, revised landscape plan and modified parking layout. He mentioned they are still waiting on relief from the utility company to potentially eliminate the utility pads proposed in the front yard.

In response to board questions, Mr. Roth discussed additional buffering and tree planting, confirmed trash location, agreement to make payment in lieu for tree replacement, height of proposed trees and depth of parking spaces. He mentioned there would not be stepping stones for the backyard to the patio, residents would walk across the grass. There is no loading zone for the JESPY van, they will use a regular space.

In response to public questions, Mr. Roth discussed size of proposed signage, shielded building mounted lights and construction and pedestrian safety plan.



Mr. Orth's 2<sup>nd</sup> witness was Joseph Donato, sworn and recognized by the board as an expert in architect. Mr. Donato entered and described the following exhibits:

- A5 – Google map of existing structure and surrounding area
- A6 – Photos of existing buildings in the vicinity along Milligan Place
- A7 – Revised floor plan dated 12/21/24
- A8 – Modified mailroom plan
- A9 – Perspective view of building rear parking lot
- A10 – Milligan Place Front view rendering
- A11 – Massing Plan

Also, discussed the requested variances for 3 signs and a design waiver.

In response to board questions, Mr. Donato provided clarification for the location of the doors. He discussed the inspiration of the architectural design, signage, rooftop screening of mechanics, maximum occupancy, roof top generator and window guards. The board asked if they could provide a rendering of the surrounding area and if signage is needed on the same side of the building.

Due to the late hour, Chair Colton-Max adjourned the meeting and public questions for Mr. Donato will be asked at the December meeting.

**8. Next Regular Meeting Date**

A. Monday, December 1, 2025 at 7:30 PM

**9. Adjournment**

There being no further discussion, Mr. Miller moved to adjourn the meeting, seconded by Ms. Doran. All members were in favor and none opposed. Chair Colton-Max adjourned the meeting at approximately 10:20 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/2973/media>**