



PLANNING BOARD REGULAR MEETING MINUTES

Monday, December 1, 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
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 November 3, 2025:
Mr. Miller moved to approve the minutes of November 3rd, seconded by Mr. House. All members were in favor and none opposed.

5. Approval of Resolution

- A. Resolution Establishing the Annual Meeting Dates for the Year 2026:
Chair Colton-Max moved to approve the Resolution establishing the 2026 meeting dates as amended with new start time of 7pm, seconded by Ms. Harris. All members were in favor and none opposed.

6. Discussion

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

7. Application(s) for Completeness

The following Cases are still in the ongoing review process and no update with the exception of Case #309 which has been deem complete. This case will be added to the January agenda to be heard:

- 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 (Deemed Complete)**
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.

8. Application(s) to be Heard

- A. **Case #301 — JESPY House, Inc. (Continuation from November 3rd)**
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 stated the remaining witnesses to testify would be the traffic engineer, planner and recalling the architect.

The first witness called was Joseph Donato previously sworn and recognized as an expert in architect. Mr. Donato entered and discussed exhibit A12 – 25 pages dated 12/01/25. He discussed the existing structure, design inspiration and process, reducing variance for signage, window restrictors and proposed occupancy for the building.

In response to board questions, Mr. Donato discussed overall building height, adding roof liters, removal of sign in the rear, color and material changes to the right side of building and location of generator. The board requested for a second time to see images of the properties in the surrounding neighborhood and for the applicant to address the remaining unanswered issues of the Board Planner's report.

In response to public questions, Mr. Donato stated they would consider relocating the front sign and explained they do not feel a front porch would fit in with the design, so no front porch is proposed.



The second witness was Matthew Seckler of the firm Stonefield Engineering and Design, was sworn and recognized and an expert in traffic engineering. Mr. Seckler went through his traffic impact study report originally dated November 7, 2023 and revised November 17, 2025. He discussed traffic and parking counts during the peak hours and parking space designs. He explained this is not your typical development as the primary residents don't drive or own cars. There is limited amount of traffic on this site with only coming from the employees and living staff. Also, discussed the ingress and egress of the site, loading zone for trash pickup, parking variance for number of parking stalls and design waivers for the size of the parking stalls. Mr. Seckler felt the proposed parking is adequate for the site and did not see any detriment in the board granting approval for the requested variances and waivers.

In response to the board questions, Mr. Seckler discussed the arrival of offsite clients to the site, impact for additional van use, pedestrian counts on Milligan and Academy Street. Also, discussed number of employees, county plan for pedestrian safety, exterior lighting, signage for deliveries and proposed striping for the loading spaces.

In response to public questions, Mr. Seckler discussed number of employees, observation of delivery services and consideration for no parking signs.

There being no further witnesses for this meeting, Chair Colton-Max adjourned the case to the January 5th meeting. There is no further noticing required.

Mr. Miller indicated this would be his last meeting. He has resigned after serving on this board for many years. He thanked the board members and said it has been a real pleasure!

9. Next Regular Meeting Date

A. Monday, January 5, 2026 at 7:00 pm

10. Adjournment

There being no further discussion, Mr. Miller 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://southorangetwpnj.portal.civicclerk.com/event/2974/media>