



PLANNING & ECONOMIC DEVELOPMENT REGULAR COMMITTEE MEETING MEETING MINUTES

Wednesday, November 12, 2025 - 8:30 AM

Hybrid Meeting: In-person/Virtual Zoom Meeting

Call Meeting to Order

Jen Greenberg, Chair
Bill Haskins, Village Council Member
Stephen Schnall, Village Council Member
Anthony Greci, Construction Official — **Absent**
Greer Patras, Director of Planning & Zoning
Marc Lincer, Topology
Julie Doran, Village Administrator
Melissa Hodge, SODT Executive Director
Joycelyn White, Recording Secretary

Approval of Minutes

October 8, 2025

The October 8, 2025, meeting minutes approval was postponed to next month.

Reports

Code Enforcement Report — Mr. Greci

In the absence of Mr. Greci, a report will be given at the next meeting

Administration Report — Ms. Doran

Ms. Doran reported on administrative and operational matters impacting planning and economic development initiatives.

- Downtown Road Construction
- Mosaic Artist-Maker Space (SYNC Creative in Common)
- 164 Valley project
- 272–299 Irvington Avenue
- Safe Streets for All (SS4A) Survey Update

She discussed coordination among departments on ordinance development, project



timelines, and upcoming agenda items. Updates were also provided regarding internal processes and anticipated items that may return to the Committee for further review.

South Orange Downtown Report — Ms. Hodge

Ms. Hodge presented an update on downtown conditions and ongoing initiatives.

- Seton Village
 - Community Planting Day is scheduled for Sunday at Carter Park.
 - Tree well Phase 2 improvements are underway; aim to complete by year-end.
 - MPP Grant concluding; preparing recommendations.
 - Hats Off to Downtown: Nov. event promoting shopping; 29 businesses participating.
 - Hometown Holiday: Dec. 6, including photos with Santa, performances, and tree lighting.
 - Halloween Event: Successful expansion into Village Plaza—positive community response.
 - Business & Vacancy Updates
 - Large ground-floor vacancies were reduced from 5 to 2.
 - Two additional tenants pending announcement.
- Farmer's Market
 - 2025 season closed; hours changed to 1–6 pm based on vendor feedback.
 - Market footprint is to be reduced slightly next year to focus on core vendors.
- Downtown on Display Update
 - Digital Kioks Update
- Power issues are resolved; advertising packages are being developed (static/video ads, 10-sec slots).
- Exploring an equitable balance between paid ads and community messaging.
- Potential future kiosk locations under review.
- Property Owner Roundtable
 - First session was held; ~20 owners attended.
 - Goal: strengthen relationships and communication; WhatsApp community being created for updates.

SOMA Chamber of Commerce Report — Mr. Dickson

There was no report.



Old Business

Vacant Properties Maintenance

- **Community Incentives**

The Committee discussed issues related to the maintenance of vacant properties and explored potential community incentive approaches to encourage compliance and property improvement.

2nd Floor Signage

Discussion continued regarding second floor signage, including regulatory considerations and potential impacts on businesses and building aesthetics. Further update will be discussed after the next Design Review Board meeting.

Status of ADUs

Mrs. Patras provided an update on the status of Accessory Dwelling Units (ADUs), including progress on policy development and implementation considerations. Discussion included permitting, compliance requirements, and how ADUs fit into broader housing and planning goals. The Committee acknowledged continued interest in the program and the need for ongoing monitoring as implementation progresses.

Film Ready Ordinance

There was no report.

Impervious Coverage Ordinance Draft

The draft impervious coverage ordinance was reviewed with attention to environmental impact, stormwater management, and regulatory consistency. Committee members discussed thresholds, applicability, and how the ordinance may affect future development. Staff noted that revisions and additional review may be required before further consideration.

Pre-Application Meeting Updates

Public Comments

Various comments on communications, zoning, downtown improvements, and business support. Recognition of misinformation circulating about local business approvals.

Next Meeting Date

December 10, 2025, 8:30am



Adjournment

The meeting was adjourned at 9:30pm

Respectfully submitted by Joycelyn White.