



TOWNSHIP OF SOUTH ORANGE VILLAGE

Planning & Economic Development Committee

WEBEX VIRTUAL MEETING

February 23, 2021; 8:33AM

MINUTES

CALL TO ORDER

ATTENDANCE:

Chairman Bob Zuckerman
Trustees Steve Schnall
Trustee Donna Collier
Julie Doran, Deputy Administrator
Anthony Greci, Construction Official
Melissa Hodge, Acting Executive Director of SOVCA
Greer Patras, Zoning Official
Recording Secretary Joycelyn White

Also in Attendance:

William Kurzenberger, Topology
Phil Abramson, Topology
David Kraiker, South Orange Resident

APPROVAL OF MINUTES

- January 19, 2021

The meeting minutes were approved by all committee members present.

REPORTS

- Code Enforcement – Anthony Greci reported on the following:
 - 50 Summonses were issued for snow removal. Majority of the summonses were residential and five were commercial.

Mr. Greci hoped to follow up with Village Counsel regarding the snow removal ordinance, but realized it was on for last night's BOT meeting. He would have like to review it before it went to the BOT.

In response to Trustee Coalier, Mr. Greci proposed changes is to put the snow removal fee on a different fee schedule, which is very high to get the attention of the residents.

Discussion ensued regarding the snow removal fee.

Trustee Schnall asked if between DPW or the Building Dept. can create a list of properties that are abandoned/foreclosed or special status. This would give the departments a heads up to contact the bank or caregiver to give them notice.

Mr. Greci explained that the issue is not that the properties are vacant or the property owner has a special case; it not being removed in a timely manner by owners who occupy the house. However, the suggestion of creating a list will be helpful to include in the Vacant Property Ordinance (currently being drafted).

Trustee Schnall and Trustee Coalier suggested including a warning system in the Ordinance.

Discussion Ensued regarding enforcement.

- Deputy Administrator Report- Julie Doran
 - Mrs. Doran stated since starting in her new position, the focus has been getting up to speed on the new Village branding implementation and roll out. Once the branding is organized it will be pushed out to all media starting with the Gaslight. Mrs. Doran anticipates the new Gaslight to be out by March.
- SOVCA Report- Melissa Hodge
 - Ms. Hodge thanked the P&ED committee for the warm welcome and support in her new position has moved into the former locksmith location. A florist, Garden of Edith will be joining the downtown.
 - On February 5, 2021 the Governor has extended the outdoor dining.
 - Mrs. Doran has briefed Ms. Hodge on the Parking Ordinance and is waiting for an update.
 - In regards to Vose & Taylor, the concern is the lack of the pedestrian walkway during construction. Ms. Hodge has requested their sidewalk pedestrian plan and will have it by the end of day. The Mrs. Doran will help coordinate the safe walkway.

Mr. Greci stated that he spoke to Jared, who will be reaching out to Mrs. Doran to discuss options. Mrs. Patras added that a condition of their approval, Vose & Taylor must provide pedestrian detour plan. This plan will be reviewed and approved by the Village Engineer and SOPD. The resolution of compliance has not been satisfied, Vose & Taylor should only have permits for demolition at this time. In response to Mr. Greci, Ms. Patras will resend the Resolution of Compliance to the committee.

Discussion ensued.

David Kraiker, South Orange Resident added comments regarding pedestrian walkways during construction.

Trustee Zuckerman stated Mr. Kraiker presented to the Planning Board on this topic and it was discussed that an ordinance should be created for any new development project a part of their approval will need to provide a pedestrian safety plan. With approval of the P&ED Committee, Trustee Zuckerman will start drafting this ordinance.

NEW BUSINESS

- A1571- Prevailing Wage Legislation
Trustee Zuckerman explained Assembly Bill A1571 which would require Prevailing Wage on all tax incentive including pilots, private developments and would negatively impact affordable housing. In Trustee Zuckerman stated he does not support this Bill because it will stall or prevent most new development and redevelopment in the community. Village President Collum has been working tirelessly, and has recently flipped an Assemblyman who supported this bill.
- Discussion on business representatives in new Community Board
Trustee Zuckerman announced the new Community Board Committee will start in April. This committee will be comprised of representatives of the three business

communities. Feedback from Trustee Jones, the two representatives from Seton Village is not involved with the Seton Village Irvington Avenue Committee. Moving forward there will be better coordination of the representatives. Discussion Ensued regarding choosing candidates for this committee.

OLD BUSINESS

- Master Plan Update

Trustee Zuckerman invited the Mrs. Patras and Mr. Kurzenberger to the meeting because there was feedback from the BOT and residents that public comment isn't being reflected and incorporated.

- In response to Trustee Zuckerman, Mr. Kurzenberger reports that Topology has received 110 responses to the survey on Survey Monkey. The recorded responses are used as a guide for Topology to hit the right marks and carrying the Village residents along their understanding of what the plan entails. Majority of the responses from residents is that they understand the purpose of the Master Plan and what it will mean for the community. A few concerns were raised regarding parking supplies, pedestrian/biking traffic. Minor revisions have been made to the plan such as typos and corrections to maps. Currently the Master Plan is being reformatted by Four Elbows.

In Mr. Kurzenberger's opinion regarding implementing the public comments was a misunderstanding on what was needed. In some cases conceptual comments were needed rather policy prescription. Other comments that seemed potentially unworkable, problematic or contradictory; Topology has taken time to work with other professionals. With issues that still haven't been resolved Mr. Kurzenberger hopes to set up a meeting in the coming weeks with the Stirling Committee to weigh in. Within the last week, Topology received detailed comments for review from the Development Committee and Historic Preservation Commission.

In light of a potential issue, Mr. Kurzenberger anticipates a revised draft of the Master Plan in about a month. The potential issue being a new legislation at the state level, which requires a comprehensive climate change resilience assessment that will need to be included on any adopted Master Plan. It's in Topology hopes with the guidance from legal counsel, to not have the Master Plan adoption pushed back any further.

- Trustee Coalier asked about capturing resident comments and the comments not reflected in the changes and if possible can a spreadsheet be put together to show the comments and how it has been resolved. Lastly, it regards to the new legislation, is there any funding to go along with it.

Mr. Abramson stated that the main focus is to complete a draft. In regards to the resident comments, though Topology embraces and can redirect the spirit of a message some comments being made may not apply to the topic. Mr.

Abramson emphasized that Topology wants this to be a collaborative process so the Master Plan can be reflective of the community. Topology would like the blessing of Village Counsel to move forward with the Master Plan; adopt it and in 6-12 months do an amendment to include the resiliency aspect.

- Trustee Zuckerman stated that he will be sharing his notes from today's meeting with the BOT for review.
- Trustee Jones asked if Topology will meet with HPC and Development Committee who provided comments. Mr. Kurzenberger stated that they will receive feedback.

Discussion ensued.

- Storage Facility Update
 - About three weeks ago, Mrs. Patras has met with the Academy Heights Neighborhood Association and Founder Park Conservancy. One meeting took place with the developer and one without to discuss the programming of the park and the inclusion of the community space inside the building such as community givebacks would be required as part of the redevelopment project. What was generally agreed upon is that they would be providing a "flex space", bathrooms for public access for the park, storage unit that opens from the park and electrical/water connection to the park.

As part of another contribution from projects in that area such as Merida, there will be a gathering of funds. In an update from Village President Collum, Founders Park is up next for upgrades. In Mrs. Patras opinion this is perfect timing from a financial standpoint. There was concern from a meeting the developer had with the Design Review Board regarding architectural aspect and it was taken too literal. The developer came back with a very modern warehouse, which was not well received. Mrs. Patras detailed the outcome of the formal meeting with the DRB, which the committee felt the warehouse didn't fit. Mrs. Patras will be meeting with them again to discuss other options.

- 3rd & Sloan Update (former Wells Fargo location)
 - The developer went before the DRB and the feedback from the DRB is to move forward with the project. Mrs. Patras expectation is that a proposed redevelopment plan will be circulated to the P&ED committee and others for review.

NEXT MEETING DATE

- **April 13, 2021; 8:30AM**

ADJOURNMENT