

SOUTH ORANGE VILLAGE
Municipal Offices
76 South Orange Ave
Suite 302
South Orange
Essex County
New Jersey 07079

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PLANNING BOARD REGULAR MEETING

Wednesday, July 7, 2021 - 7:00 PM
Virtual Webex Meeting

ORDER OF BUSINESS

1. Call Meeting to Order

2. Roll Call

John Busch-Vogel
Lance Freeman
Lillian Harris
David Kraiker
Michael Miller
Vacant, Alternate
Vacant, Alternate
Michael Lerman, Vice Chair
Harold Colton, Max-Chairman
Bob Zuckerman, Village Trustee
Adam Loehner, Village Administrator
Sheena Collum, Village President

William Sullivan, Board Attorney
Greer Patras, Board Planner/Zoning Officer
Salvatore Renda, Village Engineer
Eric Keller, Board Engineer
Ojetti Davis-Board Secretary

3. Meeting Notice 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 2021 to the South Orange-Maplewood News Record and the Star Ledger in December, 2020 and by filing said notice in the Office of the Village Clerk.

4. New Members



A. Swearing In:

- Carolyn Morin - Alternate #1
- Cecil House - Alternate #2

5. Approval of Minutes

- A. Regular meeting held on June 7, 2021 and Special meetings held on June 9, 2021 and June 21, 2021.

6. Approval of Resolution

- A. Ordinance 2021-15 of the Township of South Orange Village Adopting the Amend Church Street Redevelopment Plan Pursuant to the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et seq.

7. Application(s) for Completeness

- A. **Case #268A - TLE South Orange LLC**
Block 1904 Lots 16 & 17
109 & 115 W. South Orange Avenue
Amended Preliminary & Final Site Plan - The applicant is requesting the removal of foundation plantings along the east side of the building and revision of the 4-foot ornamental fencing along the same east side to a 6-foot ornamental fence. The planting areas will be replaced with synthetic turf.
- B. **Case #284 - BC UW/Madeline Housing Partners, LLC**
Block 1902 Lots 39 & 40
41-45 Third Street
Preliminary & Final site Plan with C-Variance Relief - Applicant is proposing to construct a 26-unit multi-family apartment complex and related amenities.

8. Application(s) to be Heard

- A. **Case #277 – Tania Roddi (Continuation from June 7th)**
Block 2215 Lot 26
468 Valley Street
Preliminary & Final Site Plan w/C-Variance Relief – The applicant proposes to Renovate the existing building and use of the property as an indoor playground



- B. **Case #274A - Vose Ave. Apts. Urban Renewal, LLC**
Block 1006 Lots 1, 2, 3, 9, 10, 11, 13 & 14
57-65 South Orange Avenue; 12-14 Vose Avenue;
52-62 Taylor Place & 11 Scotland Road
Amended Final Site Plan - Applicant is proposing building facade revisions to the South Orange Avenue frontage. Specifically, the Applicant is proposing to raise the building stepback to the 4th story, whereas the building stepback was previously located on the 2nd story.
- C. **Case #283 - 270-274 Irvington Avenue, LLC (Carried to August 2nd)**
Block 2102 Lots 14-20
270 and 299 Irvington Avenue
South Orange, New Jersey 07079
Preliminary & final Site Plan with C-Variance Relief - Applicant is proposing the construction of a 60-unit, inclusionary development with 48 units located at 270 Irvington Avenue and 12 units located at 299 Irvington Avenue. ground floor commercial/retail uses are proposed at each location.

9. Discussion

- A. Report from Board of Trustees member regarding the Planning & Economics Development Committee
- B. Master Plan Update

10. Next Meeting Date

- A. Monday, August 2, 2021

11. Adjournment

****Note – This agenda may change at any time including on the day of the meeting. Applications may be carried or adjourned at the request of the Applicant or the Board. Members of the public are cautioned to check the Village website for last minute changes to this agenda prior to attending a meeting.**