

**TOWNSHIP OF SOUTH ORANGE
PLANNING BOARD
SPECIAL MEETING MINUTES
FEBRUARY 24, 2021**

Chairman Colton-Max called the special meeting of the Township of South Orange Planning Board to order on Wednesday, February 24, 2021 at approximately 7:00 p.m. in a Virtual WebEx meeting.

ROLL CALL

Present: Harold Colton-Max Chairman, Michael Lerman Vice Chairman,
Jon Busch-Vogel, Michael Miller, Lance Freeman, Lillian Harris

Also Present: William Sullivan, Board Attorney
Greer Patras, Board Planner
Jamie Giurintano, Board Consultant Engineer
Salvatore Renda, Village Engineer
Ojetti Davis, Board Secretary

Absent: Adam Loehner Village Administrator, David Kraiker
Robert Zuckerman Village Trustee, Eric Keller Board Consultant Engineer,
Sheena Collum Village President

Chairman 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 mailing the notice of this special meeting to the Star-Ledger and by filing said notice in the Office of the Village Clerk.

APPROVAL OF RESOLUTIONS:

Case #276 – Seton Hall University (University Center)

Block 901 Lot 3

400 South Orange Avenue

1. Amendment to the Master Plan Development

Ms. Harris moved to approve the Resolution for the amendment to the Master Plan Development, seconded by Mr. Lerman.

Roll Call:

Busch-Vogel Yes

Freeman Yes

Harris Yes

Lerman Yes

Colton-Max Yes

Motion carried.

2. Preliminary & Final Site Plan – The University proposes to replace and modify the previously approved area of the addition near the main entrance of the University Center building (west side) to add 1,384 square feet to the building footprint (proposed addition of approximately 6,000 gross square feet), update the existing façade, and renovate the remaining sections not completed under Phase 1.

Mr. Lerman moved to approve the Resolution for the preliminary and final site plan, seconded by Mr. Busch-Vogel.

Roll Call:

Busch-Vogel Yes

Freeman Yes

Harris Yes
Lerman Yes
Colton-Max Yes
Motion carried.

APPLICATION HEARD:

Case #278 – Seton Hall University (Boland Hall)

Block 901 Lot 3

400 South Orange Avenue

Minor Site Plan – The applicant proposes to construct an approximate 1,628 square foot entrance lobby to the existing Boland Hall.

Derek Orth attorney of the firm Inglesino, Webster, Wyciskala & Taylor, LLC on behalf of the applicant gave an overview of the application and introduced three witnesses. The first witness was Steve Napolitano sworn and recognized by the board as an expert in civil engineering. Mr. Napolitano discussed the existing and proposed conditions. In response to board questions, Mr. Napolitano discussed the lighting. There were no questions from the public.

The second witness was John Lignos sworn and recognized by the board as an expert in architect. Mr. Lignos showed a rendering of the existing lobby and described the existing and proposed plan. There were no questions or comments from the board or public.

The final witness was Al Demerich sworn and recognized by the board as an expert in landscape architect. Mr. Demerich discussed trees to be removed and installed. He will provide an updated plant list. Ms. Patras recommended any trees removed to be replaced. In response to board questions, Mr. Demerich discussed width of the canopy, location of proposed trees and lighting. There were no questions from the public.

Public comment: There were no comments from the public.

Mr. Lerman moved to approve the application, seconded by Mr. Busch-Vogel.

Roll Call:

Busch-Vogel Yes
Freeman Yes
Harris Yes
Lerman Yes
Miller Abstain
Colton-Max Yes
Motion carried.

There were no further comments or question, Chairman Colton-Max adjourned the meeting at approximately 8:20 PM. The next regular meeting is scheduled for Monday, March 1, 2021 at 7:00 p.m.

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://southoranjewpnj.civicclerk.com/Web/Player.aspx?id=110&key=-1&mod=-1&mk=-1&nov=0>