

**TOWNSHIP OF SOUTH ORANGE
PLANNING BOARD
MINUTES
MARCH 1, 2021**

Chairman Colton-Max called the regular meeting of the Township of South Orange Planning Board to order on Monday, March 1, 2021 at approximately 7:00 p.m. in a Virtual WebEx meeting.

ROLL CALL

Present: Harold Colton-Max Chairman, Michael Lerman Vice Chairman,
Adam Loehner Village Administrator, Robert Zuckerman Village Trustee,
Jon Busch-Vogel, Michael Miller, David Kraiker, Lance Freeman,

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

Absent: Lillian Harris, Terry Richardson, 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 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.

APPROVAL OF MINUTES:

Mr. Miller moved to approve the minutes of the special meeting held on January 19, 2021, seconded by Mr. Lerman.

Roll Call:

Freeman	Yes
Kraiker	Yes
Lerman	Yes
Miller	Yes
Zuckerman	Yes
Colton-Max	Yes

Motion carried.

Mr. Lerman moved to approve the minutes of the regular meeting held on February 1, 2021, seconded by Mr. Freeman.

Roll Call:

Busch-Vogel	Yes
Freeman	Yes
Kraiker	Yes
Lerman	Yes
Loehner	Yes
Miller	Yes
Zuckerman	Yes
Colton-Max	Yes

Motion carried.

APPROVAL OF RESOLUTION(S):

Case #275 – 206 Ampere Parkway, LLC

Block 1303 Lots 37 & 38

167 and 201 Ridgewood Road North

Minor Subdivision – The applicant is proposing a lot line adjustment between Lot 37 and Lot 38 so as to create two lots that are approximately rectangular in shape.

Mr. Miller moved to approve the Resolution for Case #275 as amended, seconded by Mr. Freeman.

Roll Call:

Busch-Vogel Yes

Freeman Yes

Kraiker Yes

Lerman Yes

Loehner Yes

Miller Yes

Zuckerman Yes

Colton-Max Yes

Motion carried.

APPLICATION(S) FOR COMPLETENESS:

Case #281 – 206 ampere Parkway, LLC

Block 1303 Lots 37 & 38

167 and 201 Ridgewood Road North

Minor Subdivision w/C-Variance Relief– The applicant is seeking minor subdivision approval to create three lots. The applicant is proposing to retain a portion of the existing dwelling and construct a single family dwelling on remaining lots 37 and 38

Chairman Colton-Max and Mr. Busch-Vogel are recused from this case. Mr. Lerman is Acting Chairman.

Nicole Magdziak attorney on behalf of the applicant introduced the application. Ms. Patras discussed her completeness report dated February 22, 2021 and recommended the application be deemed complete. Ms. Patras mentioned the applicant's professionals will be meeting with the board professionals later in the week to go over the proposed plans.

Trustee Zuckerman moved to deem the application complete, seconded by Mr. Miller.

Roll Call:

Freeman Yes

Kraiker Yes

Lerman Yes

Loehner Yes

Miller Yes

Zuckerman Yes

Motion carried.

At the request of the applicant, a special meeting was scheduled for Case 281 on March 25, 2021 at 7pm.

APPLICATION(S) TO BE HEARD:**Case #277 – Tania Roddi**

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

At the request of the applicant, this case was carried to the April 5th.

Case #280 – Andrea Mazara

Block 1802 Lot 41

353 West South Orange Avenue

Minor Subdivision and Preliminary & Final Site Plan w/C-Variance Relief – The applicant is seeking a minor subdivision of a residential property into two separate lots to permit the construction of one single home on each of the new lots.

At the request of the applicant, this case was carried to the April 5th.

DISCUSSIONS:**Report from Board of Trustee's members regarding the Planning & Economics Development Committee:**

Trustee Zuckerman discussed the following from the last Planning & Economics meeting:

The developer for 270 Irvington Avenue is currently working on the site plan, the Redevelopment Plan for the Wells Fargo Site will be going before the Board of Trustees for introduction/first reading soon and there are still some design issues with the Storage Facility Site. They are still battling the Bill A1571 prevailing wage and hoping it will be addressed with amendments otherwise it would affect redevelopment projects. Ms. Patras discussed the pedestrian plan for the Learning Center. She met with the developers last week to review the pedestrian concept plan, emergency plan issues and staging.

Master Plan Update:

Mr. Patras stated they are reviewing the 110 feedback responses received and working through each comment. She is hoping to have the revised draft within a month but explained there is a new piece of legislation and may need to seek advice from Counsel.

There were no further comments or question, Mr. Lerman moved to adjourn the meeting, seconded by Trustee Zuckerman. All members were in favor. Chairman Colton-Max adjourned the meeting at approximately 8:10 PM. The next regular meeting is scheduled for Monday, April 5, 2021 at 7:30 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://southorangetwpnj.civicclerk.com/Web/Player.aspx?id=129&key=-1&mod=-1&mk=-1&nov=0>