

**TOWNSHIP OF SOUTH ORANGE
PLANNING BOARD
SPECIAL MEETING
MINUTES
JUNE 21, 2021**

Chairman Colton-Max called the special meeting of the Township of South Orange Planning Board to order on Monday, June 21, 2021 at approximately 7:00 p.m. in a Virtual WebEx meeting.

ROLL CALL

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

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

Absent: Michael Lerman Vice Chairman, Michael Miller, William Sullivan Board
Attorney, 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.

Case #282 – The Y Group, LLC (Continuation from May 3rd)

Block 1905 Lot 2
14 Second Street

Preliminary & Final Site Plan – The purpose of this application is for an amended site plan approval is to obtain approval of certain changes in approved building materials and architectural flourishes. Applicant does not propose any changes in use, basic structure, affordable housing or number of dwelling units.

Ryan Benson attorney on behalf of the applicant gave a brief recap of the previous hearing and discussed prior approvals, retaining wall height and revised plans that include suggestions from the Design Review Board and the Historic Preservation Commission. Mr. Benson introduced 2 witnesses. The first witness was Gerry Gesario sworn and recognized as an expert in engineering. Mr. Gesario offered no testimony but responded to board questions. In response to board questions, Mr. Gesario discussed fence screening, landscape screening, bike racks, handicap space, water run-off from building and water retention system. Yayine Melaku owner of property, in response to board question, discussed the reason for not installing original fence. There were no questions from the public.

The second witness was Fredrick Kincaid previous sworn and recognized as an expert in architecture. Mr. Kincaid entered exhibit A1 – dated 6/21/21 SD 200 Building elevation of approved plans dated 9/12/18. He gave a quick overview of the exterior and showed plans of the changes that were made from the previously approved plans. He discussed the recommendation of the Design Review Board on replacement of letters in a darker material, awnings, blade sign and light fixtures. Also discussed proposed changes to the building façade, street tree, lighting and brick clean up. In response to board questions, Mr. Kincaid discussed awnings, gutter configurations,

landscaping, building lights and brick materials. Ms. Melaku explained the reasons the changes were made prior to seeking an amendment approval from this board. There were no questions from the public.

Public Comment:

There were no public comments.

Board Discussion:

Mr. Pepe reviewed the conditions discussed during the hearing. Board members discussed concerns on the architects, façade, landscaping and whether or not it should go back to the original approved plan. There being no further discussion, Mr. Freeman moved to approved the application with the conditions discussed, seconded by Trustee Zuckerman.

Roll Call:

Busch-Vogel	Yes
Freeman	Yes
Harris	Yes
Kraiker	Yes
Loehner	No
Zuckerman	Yes
Colton-Max	No

Motion carried.

There were no further comments or question, Chairman Colton-Max adjourned the meeting at approximately 10:15 PM. The next regular meeting is scheduled for Wednesday, July 7, 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://southorangenetwpnj.civicclerk.com/Web/Player.aspx?id=102&key=-1&mod=-1&mk=-1&nov=0>