

**TOWNSHIP OF SOUTH ORANGE
PLANNING BOARD
MINUTES
JULY 7, 2021**

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

ROLL CALL

Present: Harold Colton-Max Chairman, Michael Lerman Vice Chairman,
Robert Zuckerman Village Trustee, Michael Miller, Jon Busch-Vogel,
David Kraiker,
Carolyn Morin, Cecil House

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

Absent: Adam Loehner Village Administrator, Lillian Harris, Lance Freeman,
Sheena Collum Village President

Acting Chairman Lerman 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.

New Members Swear IN

Mr. Sullivan administered the Oath of Office to newly appointed members Carolyn Morin alternate #1 and Cecil House alternate #2.

APPROVAL OF MINUTES:

Mr. Miller moved to approve the minutes of the regular meeting held on June 7, 2021, seconded by Mr. Lerman.

Roll Call:

Kraiker Yes
Miller Yes
Zuckerman Yes
Lerman Yes
Motion carried.

Mr. Busch-Vogel moved to approve the minutes of the special meeting held on June 9, 2021, seconded by Mr. Kraiker.

Roll Call:

Busch-Vogel Yes

Kraiker Yes
Colton-Max Yes
Motion carried.

Mr. Busch-Vogel moved to approve the minutes of the special meeting held on June 21, 2021, seconded by Mr. Zuckerman.

Roll Call:

Busch-Vogel Yes
Kraiker Yes
Zuckerman Yes
Colton-Max Yes
Motion carried.

APPROVAL OF RESOLUTIONS:

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.*

Mr. Lerman moved to approve the Resolution adopting Ordinance 2021-15 consistent with the Master Plan, seconded by Mr. Miller.

Roll Call:

Kraiker Yes
Lerman Yes
Miller Yes
Zuckerman Yes
Motion carried.

APPLICATION FOR COMPLETENESS:

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.

Mr. Miller recused from this case.

John Wyciskala attorney on behalf of the applicant discussed the previously approved application which is near completion and explained the reason for this amended application. Ms. Patras discussed her memo that consisted of both completeness and planning report. She mentioned the applicant should provide testimony regarding the use and operation of the proposed facility. Mr. Giurintano explained the applicant will need to address the head in parking and engineering details for the turf.

Mr. Lerman moved to deem the application conditionally complete subject to the items discussed, seconded by Mr. Busch-Vogel.

Roll Call:

Busch-Vogel Yes
Kraiker Yes
Lerman Yes
Miller Yes
Zuckerman Yes
Morin Yes
House Yes
Colton-Max Yes
Motion carried.

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.

Derek Orth attorney on behalf of the applicant gave a brief overview of the application and discussed the change to amend the application to preliminary site plan approval instead of a final site plan approval. Ms. Patras discussed her completeness report and mentioned the applicant should provide revised plans along with a response letter 14 days prior to the hearing.

Trustee Zuckerman moved to deem the application conditionally complete subject to the submission of the items discussed, seconded by Mr. Lerman.

Roll Call:

Busch-Vogel Yes
Kraiker Yes
Lerman Yes
Miller Yes
Zuckerman Yes
Morin Yes
House Yes
Colton-Max Yes
Motion Carried

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

John DeMassi attorney on behalf of the applicant recapped the last meeting and introduced 3 witnesses. The first witness was Robert Streker previously sworn and recognized by the board as an expert in civil engineering. Mr. Streker discussed parking circulation, reducing the driveway and roof drainage. In response to board questions, Mr. Streker discussed snow removal, landscaping, fencing, trash buffering, repairs to the back of the building, parking lot repairs and paving. In response to public questions, Mr. Streker discussed ponding of water, driveway and sewer backup into neighbors' basement.

The second witness was Jose Carballo sworn and recognized as an expert in architect. Mr. Carballo described the existing and proposed exterior of the building. He discussed the plan to add an attic, building materials, floor plans, permanent and portable play equipment and roof plan. In response to board questions, Mr. Carballo discussed roof design, roof line to neighbors, HVAC and noise standards, fire suppression, utilities, signage and lighting plan. In response to public questions, Mr. Carballo discussed entrance to the building and location of back door.

The final witness was Joseph Staiger sworn and recognized by the board as an expert in planning and traffic consultant. Mr. Staiger discussed the function of a traffic engineer as it relates to this application. Also, discussed parking space requirement, peak hour traffic flow, traffic study report and variances requested. In response to board questions, Mr. Staiger discussed street parking availability on Saturdays, difference of a daycare and drop off and pickup. In response to public questions, Mr. Staiger discussed the consideration of high school field use for practice and games in the traffic report and pedestrian safety.

Public Comment:

Members of the public were in favor of the concept but concerned with pedestrian safety, variances requested, sewer and environmental concerns.

Board Discussion:

Mr. Giurintano discussed the proposed conditions, members of the board was disappointed the applicant did not reach out to the neighbors and agreed the intersection was dangerous and should be discussed with the county. Mr. Miller moved to approve the application subject to the conditions discussed, seconded by Mr. Busch-Vogel.

Roll Call:

Busch-Vogel	Yes
Kraiker	Yes
Lerman	Yes
Miller	Yes
Zuckerman	Yes
Morin	Yes
House	Yes
Colton-Max	Yes
Motion Carried	

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 step back to the 4th story, whereas the building step back was previously located on the 2nd story.

Due to the late hour, this case was carried to August 2 and no further noticing required.

Case #283 - 270-274 Irvington Avenue, LLC

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.

At the request of the applicant, this case was carried to the August 2 regular meeting.

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

Trustee Zuckerman deferred his report to the next regular meeting.

Master Plan Update:

Ms. Patras deferred here report to the next regular meeting.

There were no further comments or question, Mr. Lerman moved to adjourn the meeting, seconded by Miller, All members were in favor. Chairman Colton-May adjourned the meeting at approximately 11:50 PM. The next regular meeting is scheduled for Monday, August 2, 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=237&key=-1&mod=-1&mk=-1&nov=0>