

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

Thursday, September 9, 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
Carolyn Morin, Alternate
Cecil House, 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
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. Approval of Minutes



- A. Regular meeting held on August 2, 2021 and Special meeting held on August 16, 2021

5. **Approval of Resolutions**

- A. **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
- 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 setback to the 4th story, whereas the building setback was previously located on the 2nd story.
- C. **Case #284 - BC UW/Madeline Housing Partners, LLC**
Block 1902 Lots 39 & 40
41-45 Third Street
Preliminary Site Plan with C-Variance Relief - Applicant is proposing to construct a 26-unit multi-family apartment complex and related amenities.

6. **Application(s) for Completeness**

- A. **Case #285/Storage Platform, LLC**
Block 2303 Lots 1, 2, 3, 4, 13 & 14
1 Lackawanna Pl., 158 Lackawanna Pl., 311 Valley St.,
313 Valley St., 315-317 Valley St. and 265 Valley St.
Preliminary and Final Site Plan - The applicant is proposing a 4-story self-storage facility, measures approximately 131,832 SF with community amenities on the ground floor.
- B. **Case #286/Miti Miti South Orange, LLC**
Block 1908 Lot 2
10 Sloan Street
Preliminary & Final Site Plan and C Variance Relief - The applicant proposes the construction of a 1-story addition at the rear of an



existing 2-story commercial building. The addition will serve as a seating area and replace seating that was removed in 2020 during the COVID-19 pandemic.

C. **Case #287/6 South Orange LLC**

Block 1908 Lot 5

6-8 South Orange Avenue

Preliminary & Final Site Plan and C Variance Relief - The applicant is proposing a conversion of the existing three-story commercial building, mixed use building with retail on the first floor and two stories of residential.

7. **Application(s) to be Heard**

A. **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.

8. **Discussion**

A. Report from Board of Trustee member regarding the Planning & Economics Development Committee

B. Master Plan Update

9. **Next Meeting Date**

A. Monday, October 4, 2021 at 7:00 pm

10. **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.**