

**TOWNSHIP OF SOUTH ORANGE  
PLANNING BOARD  
MINUTES  
AUGUST 2, 2021**

Chairman Colton-Max called the regular meeting of the Township of South Orange Planning Board to order on Monday, August 2, 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, Lillian Harris, Carolyn Morin, Cecil House

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

Absent: Adam Loehner Village Administrator, 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.

**APPROVAL OF MINUTES:**

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

**Roll Call:**

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

**APPROVAL OF RESOLUTIONS:**

**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.  
This resolution was carried to the September meeting due to the applicant not complying to meet with the neighbor as required by the board.

**APPLICATION(S) TO BE HEARD:**

**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.

Trustee Zuckerman recused from this application.

Derek Orth attorney on behalf of the applicant discussed the previous resolution approved in September 2020 and briefly described the proposed application. Mr. Orth introduced one witness Bruce Stieve. Mr. Stieve was sworn and recognized by the board as an expert in architect. He described the proposed application and discussed the comments from the Design Review Board and the Board Planner regarding the setback. Mr. Stieve discussed the current status of the project, concerns with the setback of the neighboring property, building elevations, setback on top floor units and number of units to be extended by loft. Also, discussed were building materials around the commercial space and sign bans, brick materials, windows and the comparison of the previous 2-story setback to the proposed 4-story setback. In response to board questions, Mr. Stieve discussed the proposed change from metal panel to brick, setback compliance, façade materials and the reason this was not on the original application. There were no questions from the public.

**Public Comments:**

Bob Zuckerman – 324 Meeker Street – was sworn and expressed his dislike of the 2<sup>nd</sup> version and felt the 1<sup>st</sup> version worked best.

Jessica Miller – 87 Hixon Place – was sworn and expressed her thought of the 2-story being a better version. Ms. Miller is on the Shade Tree Committee and mentioned they have concerns of that the trees are not set up to survive.

**Board Discussion:**

The board discussed tree maintenance and the tone of what the Village is going to look like in the future. Mr. Busch-Vogel moved to approve the application with the conditions discussed, seconded by Ms. Harris.

**Roll Call:**

|             |     |
|-------------|-----|
| Busch-Vogel | Yes |
| House       | Yes |
| Kraiker     | Yes |
| Miller      | No  |
| Morin       | Yes |
| Zuckerman   | Yes |

Lerman Yes  
Colton-Max Yes  
Motion carried.

**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 September regular meeting.

**Case #268A - TLE South Orange LLC (WITHDRAWN)**

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. Sullivan explained the applicant received new direction from the Sate and do not need to make any changes.

**Case #284 - BCUW/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 described the application and explained they are only seeking preliminary site plan and bulk variances. Mr. Orth introduced 3 witnesses. The first witness was Tom Toronto co-manager of BCUW. Mr. Toronto discussed his role in the project and briefly described the project. There were no questions from the board or public.

The second witness was Audrey Winkler Executive Director of JESPY House. Ms. Winkler gave a brief background of the JESPY House and discussed their role in the project. She also discussed the number of staff and case managers that will be on site, screening of the community, types of programs and staff hours of operation. In response to board questions, Ms. Winkler discussed client supervision, number of people living in each unit, and described the pickup and drop offs at other JESPY sites. There were no questions from the public.

The third witness introduced was David Halls. Mr. Halls was sworn and recognized by the board as an expert in engineering, planning and surveying. He described the property, existing conditions, flood hazard area, building height, doorway entry, location of ac units and driveway improvements. Mr. Halls explained the entire building will be ADA compliant.

Also, discussed was the drainage, stormwater management, landscaping, trees, loading zone, ADA parking space in front of the building, dumpster location, consolidation of lots, landscaping and variances requested. In response to board questions, Mr. Halls discussed flood area, loading area, bike rack location, trees and location of utilities. There were no questions from the public.

At this time, Chairman Colton-Max adjourned the case and at the applicant's request carried the case to a special meeting scheduled for August 16, 2021.

**DISCUSSIONS:**

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

Trustee Zuckerman mentioned the Cannabis Taskforce has met twice and the Committee is discussing a proposed ordinance for accessory dwelling units.

**Master Plan Update:**

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

There were no further comments or question, Mr. Miller moved to adjourn the meeting, seconded by Ms. Harris, All members were in favor. Chairman Colton-Max adjourned the meeting at approximately 11:07 PM. The next regular meeting is scheduled for Thursday, September 9, 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=103&key=-1&mod=-1&mk=-1&nov=0>**