



PLANNING BOARD REGULAR MEETING

Monday, August 3, 2026 - 7:00 PM

(In-Person/Hybrid Meeting)

South Orange Baird Community Center
5 Mead Street - 3rd Floor Meeting Room

Virtual Zoom Meeting

To access information on how to use Zoom to join the meeting, please click on the following link: <https://southorange.org/800/Zoom-FAQs>

ORDER OF BUSINESS

1. Call Meeting to Order

2. Roll Call

Jon Busch-Vogel
Dan Dietrich
Lillian Harris
Cecil House
David Kraiker
Howard Levison, Alternate
Vacant, Alternate
Harold Colton-Max, Chair
Carolyn Morin, Vice Chair
Patricia Canning, Village Council Member
Julie Doran, Village Administrator
Sheena Collum, Mayor

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 2026 to the South Orange-Maplewood News Record and the Star Ledger in December 2025 and by filing said notice in the Office of the Village Clerk.



4. Appointments

- A. New Alternate Member — Howard Levison

5. Approval of Minutes

- A. Regular meeting held on July 8, 2026

6. Approval of Resolutions

- A. **Case #310 - Janet Youssef c/o San Giorgio Enterprises, LLC**
Block 1005 Lot 5
52 Vose Avenue
Preliminary & Final Site Plan - Applicant is proposing an expansion of the existing restaurant, second floor addition and relocation of storm sewer.
- B. **Case #308 – 101 So Orange Ave Urban Renewal, LLC**
Block 1007 Lot 25
101 South Orange Avenue
Minor Site Plan - Applicant is proposing renovations to the previously approved project

7. Discussion

- A. Report from the Village Council Member regarding the Planning & Economic Development Committee
- B. Master Plan Consistency Review — For #2026-21 An Ordinance of South Orange Village, County of Essex, New Jersey, Adopting an amendment to the Church Street Redevelopment Plan

8. Application(s) for Completeness

- A. **Case #314 — Cottage Street Partners LLC (Review is on-going)**
Block 2022 Lots 5 & 6
36-40 Cottage Street
Preliminary & Final Site Plan w/C-Variance Relief — The applicant is proposing to demolish the existing dwellings and construct 15 new dwelling units

9. Next Regular Meeting Date

- A. Tuesday, September 8, 2026 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.