



PLANNING BOARD REGULAR MEETING

Tuesday, September 8, 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
Ogetti 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. Approval of Minutes

- A. Regular meeting held on August 3, 2026

5. Discussion

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

6. 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
- B. **Case #303 - Redus LLC (Review is on-going)**
Block 2022 Lot 45
211 Irvington Avenue
Minor Site Plan w/C-Variance Relief — The applicant is proposing to renovate and expand the ground floor medical office to add one office and a private powder room, expand the habitable attic into a third floor in order to create two additional apartments

7. Application(s) to be Heard

8. Next Regular Meeting Date

9. Adjournment

- A. Monday, October 5, 2026 at 7:00 PM

****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.**