



PLANNING BOARD REGULAR MEETING MINUTES

Thursday, September 9, 2021 - 7:00 PM
Virtual Webex Meeting

ORDER OF BUSINESS

1. Call Meeting to Order

2. Roll Call

John Busch-Vogel - Absent
Lance Freeman
Lillian Harris - Absent
David Kraiker
Michael Miller
Carolyn Morin, Alternate
Cecil House, Alternate
Michael Lerman, Vice Chair
Harold Colton-Max, Chairman
Bob Zuckerman, Village Trustee - Absent
Adam Loehner, Village Administrator
Sheena Collum, Village President - Absent

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

Mr. Miller moved to approve the minutes of the regular meeting held on August 2, 2021, seconded by Ms. Morin.

Roll Call:

Kraiker Yes
Miller Yes
Morin Yes
Colton-Max Yes
Motion carried.

Mr. Loehner moved to approve the minutes of the special meeting held on August 16, 2021, seconded by Mr. Miller.

Roll Call:

Kraiker Yes
Loehner Yes
Miller Yes
Morin Yes
Motion carried.

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.

Mr. Lerman moved to approve the Resolution for Case #277 as amended, seconded by Ms. Morin.

Roll Call:

Kraiker No
Miller No
Morin Yes
Lerman Yes
Colton-Max Yes
Motion carried.



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

Mr. Lerman moved to approve the Resolution for Case #274A, seconded by Mr. Kraiker.

Roll Call:

Kraiker Yes

Morin Yes

Lerman Yes

Colton-Max Yes

Motion carried.

C. **Case #284 - BCUW/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.

Mr. Miller moved to approve the Resolution for Case #284, seconded by Mr. Loehner.

Roll Call:

Kraiker Yes

Loehner Yes

Miller Yes

Morin Yes

Motion carried.

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.

Alyson Kasestta attorney on behalf of the applicant addressed all items in the board planner's completeness report. She stated they will be going before the Historic Preservation Commission on September 23rd. Mr. Paul Chung developer of the project briefly described the application.

Mr. Loehner moved to deem the application complete subject to the items discussed, seconded by Mr. Freeman.

Roll Call:

Freeman	Yes
Kraiker	Yes
Loehner	Yes
Miller	Yes
Morin	Yes
Lerman	Yes
Colton-Max	Yes

Motion carried.

Mr. Colton-Max stated this case is scheduled to be heard at a special meeting of the Planning Board on Thursday, September 30th at 7pm.

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.

Roosevelt Donat attorney on behalf of the applicant discussed the board planner's completeness report. Mr. Keller informed the attorney that storm water management information is needed prior to the hearing. Ms. Patras recommended the application be reviewed by the Design Review Board.



Mr. Miller moved to deem the application complete subject to the items discussed, seconded by Mr. Lerman.

Roll Call:

Freeman Yes
Kraiker Yes
Loehner Yes
Miller Yes
Morin Yes
Lerman Yes
Colton-Max Yes
Motion carried.

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.

Reginal Jenkins attorney on behalf of the applicant was present. Ms. Patras discussed the items in her report that should be addressed by the applicant. Mr. Keller informed the attorney that information is need for the sanitary sewer, storm water management and soil erosion.

Mr. Miller moved to deem the application complete subject to the items discussed, seconded by Mr. Freeman.

Roll Call:

Freeman Yes
House Yes
Kraiker Yes
Loehner Yes
Miller Yes
Morin Yes
Lerman Yes
Colton-Max Yes
Motion carried.



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.

Derek Orth attorney on behalf of the applicant gave a brief overview of the application and introduced two witnesses. The first witness was Earl Jackson. Mr. Jackson was sworn and recognized by the board as an expert in architect. He entered two exhibits: A1 – 4 slide presentation describing the location and A2 – 5 sheets of colored renderings. Also discussed were blade signs, awnings, roof, landscape, streetscape and building façade. Mr. Jackson described ground floor, square footage, commercial space, number of units, unit layout and affordable housing compliance. In response to board questions, Mr. Jackson discussed the roof line, signage, parking details, egress doors, garage plan, EV spaces, handicap spaces, plantings, building height, security details, and location of affordable housing units. Mr. Keller suggested parking signage and Ms. Patras suggested the applicant work with the Design Review Board on signage.

There were no questions from the public.

The second witness to testify was Brian Conway. Mr. Conway was sworn and recognized by the board as an expert in landscape architect. He discussed the design of the streetscape and court yard plan. Mr. Conway described the details of the rain garden, street trees, benches, trash cans, street lights and fencing. At this time, Mr. Orth requested to carry the case to the October meeting due to the late hour of the evening.

Mr. Colton-Max adjourned the case and carried it to the October 4th meeting. No further noticing required.

8. Discussion



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

There was no update.

- B. Master Plan Update – Ms. Patras discussed a proposed special meeting for the Master Plan for October or November. Chairman Colton-Max asked the board secretary to setup a poll with proposed dates for October.

9. Next Meeting Date

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

10. Adjournment

There were no further comments or question, Mr. Lerman moved to adjourn the meeting, seconded by Mr. House, All members were in favor. Chairman Colton-Max adjourned the meeting at approximately 10:55 PM. The next regular meeting is scheduled for Monday, October 4, 2021 at 7:00 p.m.

Submitted by
Ojetti Davis
Planning Board Secretary

***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://southorangetwpnj.civicclerk.com/Web/Player.aspx?id=404&key=-1&mod=-1&mk=-1&nov=0>