

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

Monday, December 6, 2021 - 7:00 PM
Virtual Webex Meeting

ORDER OF BUSINESS

1. Call Meeting to Order

2. Roll Call

Jon 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
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 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 November 1, 2021
Special meeting held on September 30, 2021
Special meeting held on October 18, 2021
Special meeting held on October 26, 2021
Special meeting held on November 10, 2021

5. Approval of Resolution

- 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.
- B. Resolution establishing the meeting dates for the year 2022

6. Application(s) to be Heard

- A. **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.
- B. **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. Discussion

- A. Final Master Plan Discussion and Board Decision on Adoption
- B. Resolution of Board Action on Master Plan



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

8. Next Meeting Date

- A. Monday, January 3, 2022 at 7:00 pm

9. 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.**