



PLANNING BOARD REGULAR MEETING MINUTES

Monday, November 1, 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 - ABSENT
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 -ABSENT
Sheena Collum, Village President

William Sullivan, Board Attorney
Greer Patras, Board Planner/Zoning Officer
Eric Keller, Board Engineer
Ojetti Davis, Board Secretary

3. Meeting Notice Statement

Chairman Colton-Max, 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.

4. Approval of Minutes



- A. Regular meeting held on October 4, 2021
Mr. Lerman moved to approve the minutes of October 4, 2021, seconded by Mr. Freeman. All members were in favor and none opposed.

5. Approval of Resolution

- A. **Case #285/Storage Platform, LLC**
Block 2303 Lots 1, 2, 3, 4, 13 & 14
1 Lackawanna Pl., 15 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

Resolution for Case 285 was carried to the special meeting scheduled for November 10th.

6. Application(s) to be Heard

- A. **Case #283/270-274 Irvington Avenue, LLC (Continuation from October 4th)**
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 recapped the last meeting and introduced two witnesses. The first witness was Corey Chase sworn and recognized by the board as an expert in traffic engineering. Mr. Chase discussed his traffic study dated April 15, 2021. He provided a response to Mr. Keller's report regarding on-street parking and exiting spaces, crosswalks and traffic impact at the intersections. There were no questions from the board or public members.

The second witness was Anthony Facchino sworn and recognized by



the board as an expert in planning. Mr. Facchino discussed the variances requested, landscape buffers, height of accessory structure, and height of wall, waivers and signage. In response to board questions. Mr. Facchino discussed the impact on the adjacent properties along the property line. There were no questions from the public.

Public Comments:

Chairman Colton-Max opened the meeting for public comments: Members of the public expressed concerns regarding the proposed units for affordable housing, numbers of trees being removed, noise barrier and alerts for residents during construction.

Mr. Orth gave closing remarks thanking the board, professionals and members of the community. He believed the plan is consistent with the intent and purpose of the redevelopment plan.

Board Discussion:

The board members discussed pedestrian safety during construction, would like to see reasonable efforts for the access agreement with the adjacent property and applicant agreement to work with the Shade Tree Committee and the Design Review Board.

Mr. Miller moved to approve the application with the conditions discussed, seconded by Mr. Lerman.

Roll Call Vote:

Busch-Vogel	Yes
Freeman	Yes
Kraiker	Yes
House	Yes
Miller	Yes
Morin	Yes
Lerman	Yes
Colton-Max	Yes

Motion carried

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 of the firm Murphy, Schiller & Wilkes on behalf of the applicant briefly described the application and introduced one witness. Alexander Elias was sworn and recognized by the board as an expert in architect. Mr. Elias described the plan and discussed the proposed patio and entrance of the dining room. In response to board questions, Mr. Elias discussed proposed doorway, existing tree on Village property, grading, light fixtures, wall on property line, façade, signage, landscaping, buffering and fencing. The board requested the applicant to meet with the Design Review Board to discuss some of the design issues and revised the plans prior to the next meeting.

Chairman Colton-Max adjourned this case to the December 6th meeting.

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.

Case 287 was carried to the December 6th regular meeting.

7. Discussion

- A. Report from Board of Trustee member regarding the Planning & Economics Development Committee:
Trustee Zuckerman discussed the board moving forward with the Cannabis ordinance. They had an excellent town hall meeting and will be reviewing public comments next week. They are proposing to introduce the ordinance by the end of the year.
- B. Master Plan Update – The Master Plan presentation is scheduled for November 10th at 7pm.

8. Next Meeting Date

- A. Monday, December 6, 2021 at 7:00 pm



9. Adjournment

There were no further comments or question, Mr. Lerman moved to adjourn the meeting, seconded by Ms. Morin. Chairman Colton-Max adjourned the meeting at approximately 10:45 pm. The next regular meeting is scheduled for Monday, December 6, 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://southorangetwpnj.civicclerk.com/Web/Player.aspx?id=106&key=-1&mod=-1&mk=-1&nov=0>