



PLANNING BOARD REGULAR MEETING MINUTES

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 - ABSENT
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

Acting Chairman Lerman 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 November 1, 2021:
Mr. Miller moved to approve the minutes of the regular meeting held on November 1st, seconded by Mr. Busch-Vogel.

Roll Call Vote:

Busch-Vogel	Yes
Freeman	Yes
House	Yes
Kraiker	Yes
Lerman	Yes
Miller	Yes
Morin	Yes
Zuckerman	Yes

Special meeting held on September 30, 2021:

Mr. Miller moved to approve the minutes of the regular meeting held on September 30th, seconded by Ms. Morin.

Roll Call Vote:

Freeman	Yes
House	Yes
Kraiker	Yes
Miller	Yes
Morin	Yes

Special meeting held on October 18, 2021:

Mr. Miller moved to approve the minutes of the regular meeting held on October 18th, seconded by Mr. Kraiker.

Roll Call Vote:

House	Yes
Kraiker	Yes
Lerman	Yes
Miller	Yes
Morin	Yes

Special meeting held on October 26, 2021:

Mr. Busch-Vogel moved to approve the minutes of the regular meeting held on October 26th, seconded by Ms. Harris.

Roll Call Vote:

Busch-Vogel	Yes
Harris	Yes
Kraiker	Yes



Morin Yes
Zuckerman Yes

Special meeting held on November 10, 2021:

Mr. Miller moved to approve the minutes of the regular meeting held on November 1st, seconded by Trustee Zuckerman.

Roll Call Vote:

Busch-Vogel Yes
Freeman Yes
Harris Yes
Kraiker Yes
Lerman Yes
Miller Yes
Morin Yes
Zuckerman Yes

5. Approval of Resolutions

- 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.

Mr. Miller moved to the Resolution for Case #283 as amended, seconded by Ms. Morin.

Roll Call Vote:

Busch-Vogel Yes
Freeman Yes
Kraiker Yes
Lerman Yes
Miller Yes
Morin Yes

- B. Resolution establishing the meeting dates for the year 2022
Mr. Busch-Vogel moved to approve the Resolution establishing the



2022 meeting dates, seconded by, Mr. House.

Roll Call Vote:

Busch-Vogel	Yes
Freeman	Yes
Harris	Yes
House	Yes
Kraiker	Abstain
Lerman	Yes
Miller	Yes
Morin	Yes
Zuckerman	Yes

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.

Roosevelt Donat attorney of the firm Murphy, Schiller & Wilkes LLP, on behalf of the applicant described the application and introduced three witnesses. The first witness was Alexander Elias previously sworn and recognized by the board as an expert in architect. Mr. Elias recapped his testimony from the last meeting describing the existing and current use and addressed the comments of the Design Review Board and the Planning Board. He described the plot plan, revised plan to show existing HVAC, screening of mechanical units and discussed fencing, signage and refurbishing the front of the building. In response to board questions, Mr. Elias discussed existing bike parking, trees and proposed ramp. There were no questions from the public.

The second witness was Michael Petry of the firm Petry Engineering. Mr. Petry was sworn and recognized by the board as an expert in engineering. He entered exhibit A1 colorized site plan and described the lot size, rear portion of the property and adjacent properties. He discussed elevations, grading, drainage, required easement and



lighting plan. In response to board questions. Mr. Petry discussed the grading plan, retaining wall, light fixtures and trees. The applicant agreed as a condition of approval to work with the Shade Tree Committee and the architect and engineering plans to be coordinated. There were no questions from the public.

The final witness was Steven Martini sworn and recognized by the board as a licensed planner. Mr. Martini discussed the requested variances, described the parking, front view of the site, surrounding properties. He also discussed the positive and negative criteria and entered exhibit A2 – Zoning map consisting of 7 sheets. In response to board questions, Mr. Martini discussed parking permits and loading access. There were no questions from the public.

Public Comment:

There were no comments from the public.

Board Discussion:

Ms. Patras mentioned the applicant should agree to revise the plans as discussed, working with the Design Review Board and the resolution compliance process.

Mr. Miller moved to approve the application with the conditions as discussed, seconded by Trustee Zuckerman.

Roll Call Vote:

Busch-Vogel	Yes
Freeman	Yes
Harris	Yes
House	Yes
Kraiker	Yes
Lerman	Yes
Miller	Yes
Morin	Yes
Zuckerman	Yes

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.



Case #287 was carried to a special meeting scheduled for December 15th at 7pm.

7. Discussion

- A. Final Master Plan Discussion and Board Decision on Adoption:
Phil Abramson principal of Topology and Village Planner went through the edits of each of the Master Plan Elements that were discussed at the previous meeting. Some of the board members complimented Mr. Abramson and his team at Topology on a well done.

Public Comments:

Amy Dahn longtime resident of South Orange and member of the South Orange Historic Preservation Commission agreed with the edits made in the Historic Preservation Element.

Elnardo Webster attorney of the firm Inglesino, Webster, Wyciskala & Taylor, LLC on behalf of Seton Hall University objected to no being able to speak on all aspects of the Master Plan.

There being were no further comments from the board members or the public, Mr. Busch-Vogel moved to adopt the Master Plan, seconded by Mr. Miller.

Roll Call Vote:

Busch-Vogel	Yes
Freeman	Yes
Harris	Yes
House	Abstain
Kraiker	Yes
Lerman	Yes
Miller	Yes
Morin	Yes
Zuckerman	Yes

- B. Resolution of Board Acton on Master Plan
Mr. Miller moved to adopt the Resolution on the Master Plan, seconded by Mr. Freeman

Roll Call Vote:

Busch-Vogel	Yes
Freeman	Yes



Harris	Yes
Kraiker	Yes
Lerman	Yes
Miller	Yes
Morin	Yes
Zuckerman	Yes

- C. Report from Board of Trustee member regarding the Planning & Economics Development Committee:
Trustee Zuckerman deferred his report to the next regular meeting.

8. Next Meeting Date

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

9. Adjournment

There were no further comments or question, Mr. Kraiker moved to adjourn the meeting, seconded by Ms. Harris. Acting Chairman Lerman adjourned the meeting at approximately 10:45 pm. The next regular meeting is scheduled for Monday, January 3, 2022 at 7:30 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=107&key=-1&mod=-1&mk=-1&nov=0>