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PLANNING BOARD
SPECIAL MEETING MINUTES

Monday, October 18, 2021 - 7:00 PM
Virtual Webex Meeting

ORDER OF BUSINESS

1. Call Meeting to Order

2. Roll Call

Jon Busch-Vogel - ABSENT
Lance Freeman - ABSENT
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

William Sullivan, Board Attorney
Greer Patras, Board Planner/Zoning Officer
Eric Keller, Board Engineer – ABSENT
Nicki Louloudis, 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 mailing the notice of this special meeting to the South Orange-Maplewood News Record and the Star-Ledger and by filing said notice in the Office of the Village Clerk and posted on the Village's website. Official action may be taken.

4. Application to be Heard

A. **Case #285/Storage Platform, LLC (Continuation from October 4th Regular Meeting)**
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

Jason Tuvel attorney on behalf of the applicant introduced three witnesses. The first witness was Louis Vandeloecht sworn and recognized by the board as an expert in architect. Mr. Vandeloecht discussed the proposed floor plans and roof plan. In response to board questions, Mr. Vandeloecht discussed screening requirements, interior configuration, HVAC roof units, emergency exists, and person responsible for maintenance of the community space. In response to public questions, Mr. Vandeloecht discussed HVAC in community space, height of loading dock, utilities for community space, windows and trash capacity.

The second witness was Bruce Stieve sworn and recognized by the board as an expert in architect. Mr. Stieve entered exhibit A3 Sheet 1-20 entire package. He described existing conditions, showed views of other storage facilities, and views from the Valley Street, Lackawanna Place and the park. Mr. Stieve discussed brick materials, signage and building elevations. In response to board questions, Mr. Stieve discussed trees, sign ban, lighting, and transparency requirements for upper and lower floors, location of screen, details of façade, building materials, construction time line and lighting. In response to public questions, Mr. Stieve discussed blade sign dimensions, awnings, sign materials, staging, and noise off building, utility poles, windows, lighting on Lackawanna side and landscape details for the park. Mr. Stieve agreed to working with the Design Review Board.

The final witness was Keenan Hughes sworn and recognized by the board as an expert in Planning. Mr. Hughes discussed variances requested, waiver relief for signage and height deviation. There were no questions from the board for this witness. In response to public questions, Mr. Hughes discussed painted signage and grading on neighbor property.

Chairman Colton-Max opened the meeting for public comment: Members of the public expressed concerns regarding pedestrian safety during constructions, disappointed in materials, footprint, storm water management. It was suggested to have a scheduled for loading and unloading, lighting plan condition of approval and additional outlets for movie screen.

Mr. Tuvel gave brief closing remarks, thanking the board members, professionals and neighbors. He mentioned they met with the Design Review Board and agreed to their comments. Also met with the Shade Tree Committee, and landscape architect for the Village. The agreed to keeping the sidewalk open.

Board Discussion:
The board members discussed saving trees, pedestrian safety and proposed conditions. Mr. Miller moved to approve the application subject to the conditions discussed, seconded by Mr. Lerman.

Roll Call Vote:

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

Motion carried

5. Adjournment

There were no further comments or question, Chairman Colton-Max adjourned the meeting at approximately 11:40 pm. The next regular meeting is scheduled for Monday, November 1, 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=514&key=-

1&mod=-1&mk=-1&nov=0