



PLANNING BOARD SPECIAL MEETING MINUTES

Thursday, September 30, 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 - ABSENT
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
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. Application(s) to be Heard



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.

Jason Tuvel attorney of the firm Prime & Tuvel on behalf of the applicant described the existing site, proposed project and discussed access g agreement, maintenance agreement, operation details and the community space. He introduced two witnesses. The first witness was Thomas Muller. Mr. Muller was sworn and recognized by the board as an expert in civil engineering. He described the existing site, surrounding arear, site plan layout, landscaping, parking, bike racks, variances, sanitary sewer lines, existing trees, tree removal and plantings in Founders Park. Mr. Muller entered the following exhibits: A1-Areial photo and A2 Colored rendering of the site plan dated 9/27/21. In response to board questions, Mr. Muller discussed trash collection vehicle circulation, loading area, trash enclosure, utility connections and pedestrian detour construction plan. Also discussed, tree removal and replacement timeline, soil removal, storm water detention plan, roof details, and lighting plan. In response to public questions, Mr. Muller discussed location of construction fence, proposed heavy machines in the park, traffic, sewer main, access easement and storage for equipment.

The second witness was Corey Chase. Mr. Chase was sworn and recognized by the board as an expert in traffic engineering. He discussed his traffic impact study dated June 9, 2021. In response to board questions, Mr. Chase discussed trip generations, impacts on the north side, staff parking spaces and typical time for a person visiting the storage unit. In response to public questions. Mr. Chase discussed number of storage units, average loading time and proposed traffic at the loading dock.

Chairman Colton-Max adjourning the case to the next regular meeting scheduled for October 4, 2021

5. Next Meeting Date

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



6. Adjournment

There were no further comments or question, Mr. Loehner moved to adjourn the meeting, seconded by Ms. Morin, All members were in favor. Chairman Colton-Max adjourned the meeting at approximately 10:35 PM. The next regular meeting is scheduled for Monday, October 4, 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=409&key=-1&mod=-1&mk=-1&nov=0>