



PLANNING BOARD SPECIAL MEETING MINUTES

Wednesday, December 15, 2021 - 7:00 PM
Virtual Webex Meeting

ORDER OF BUSINESS

1. Call Meeting to Order

2. Roll Call

Jon Busch-Vogel
David Kraiker - ABSENT
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 - ABSENT
Sheena Collum, Village President

William Sullivan, Board Attorney
Greer Patras, Board Planner/Zoning Officer
Jamie Giurintano, 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 Star-Ledger and by filing said notice in the Office of the Village Clerk.

4. Application(s) to be Heard

A. 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, to a mixed-use building with retail on the first floor and two stories of residential.

Reginal Jenkins attorney of the firm MARC PC on behalf of the applicant described the application and mentioned they met with the Designed Review Board, Technical Review Committee and addressed the affordable housing issue. He introduced 3 witnesses. The first witness was Michael Marvin sworn and recognized by the board as an expert in architect. Mr. Marvin described the location, surrounding area, exterior, existing and proposed use of the building, roof top HVAC units, replacement of existing AC units, rear and front façade, relocation of the ATM entrance at the bank, lighting, signage, exterior materials and trash receptacles. In response to board questions, Mr. Marvin discussed windows on 2nd & 3rd floors, pedestrian entrance, screening mechanical units, number of apartments, affordable housing unit, water and sewer connections, fire system, roof liters, bike racks and emergency generator. The applicant agreed to reach out to the neighbor and secure a letter regarding the windows on the 2nd and 3rd floor. Daniel Garcia-Pedrosa managing member of the property discussed the proposed affordable housing units. There were no comments from the public.

The second witness was Michael Dipple sworn and recognized by the board as an expert in engineering. Mr. Dipple described the site plan, proposed improvements to the public alley way, relocation of light pole, sewer lines, utilities, lighting plan, landscaping plan and drainage. In response to board questions, Mr. Dipple discussed drainage at the rear of the building, pedestrian detour plan and walkway pavers. There were no questions from the public.

The final witness was Joseph Staigar sworn and recognized by the board as an expert in traffic engineering and planning. Mr. Staigar discussed traffic and parking assessment, change of use, trip generation, parking permits, parking variance, rear yard setback variance and waivers. In response to board questions, Mr. Staigar discussed the impact going from residential use to office use, parking impact at night, loading and unloading, and clarified parking spaces. In response to public questions, Mr. Staigar discussed construction period and location for the construction vehicles and equipment.



Public Comment:

There were no comments from the public.

Board Discussion:

The board members discussed the affordable housing units, variances requested and the proposed conditions. Mr. Lerman moved to approve the application with conditions as discussed, seconded by Mr. Busch-Vogel.

Roll Call Vote:

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

Motion carried.

5. Adjournment

There were no further comments or question, Mr. Busch-Vogel moved to adjourn the meeting, seconded by Mr. Miller. Chairman Colton-Max adjourned the meeting at approximately 11:07 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=554&key=-1&mod=-1&mk=-1&nov=0>