

Resolution
Township of South Orange Village
Planning Board
In the Matter of Master Plan Consistency Review for Proposed Ordinance 2018-32
Decided on October 9, 2018
Memorialized on December 3, 2018

WHEREAS, the Village President and Board of Trustees of the Township of South Orange Village referred proposed Ordinance 2018-32 to the Planning Board for review of consistency with the Master Plan of the Township of South Orange Village pursuant to N.J.S.A. 40:55D-26; and

WHEREAS, the Planning Board considered this referral at its regular meeting conducted on October 9, 2018; and

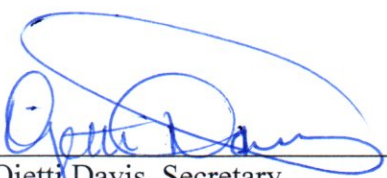
WHEREAS, the Board considered the input of its members and Chris Kok, professional planner, of Topology, the Board's planning consultants.

NOW THEREFORE, the Board makes the following findings based upon the comments provided at the aforementioned meeting.

1. The proposed Ordinance, bearing number 2018-32, essentially makes two changes to the Village Zoning Ordinance. First, it permits massage therapy facilities as a permitted principal use in the B-2 district. Second, the proposed ordinance permits vocational schools as permitted uses on floors above the first floor of buildings located on South Orange Avenue and Sloan Street.
2. It was explained to the Board that this amendment is being made based on input from representatives of the downtown business community, who have stated that these uses would be desirable and would fill vacancies in the downtown business district and that it would be preferable to allow these uses now rather than waiting for amendments to the zoning ordinance which may arise out of the adoption of a new master plan.
3. Members of the Board offered two specific comments. First, it was suggested that the Ordinance should be amended with respect to the massage therapy facilities to apply only to those facilities that are licensed pursuant to N.J.A.C. 13:37A-1.2. Second, it was recommended that, rather than referring to other portions of the Ordinance to identify those streets on which the vocational schools would be permitted above the first floor, it would be better to simply state in this Ordinance that those facilities are permitted on those locations on South Orange Avenue and Sloan Street.
4. Having considered the resolution and offered these comments, the Board hereby finds that the Ordinance is consistent with the Master Plan of the Township of South Orange Village.

NOW THEREFORE, be it resolved by the Planning Board of the Township of South Orange Village that the Board hereby finds that proposed Ordinance 2018-32 is consistent with the Master Plan of the Township of South Orange Village.

IN WITNESS WHEREOF, the Board has caused this Resolution to be executed by its Secretary on the 3rd day of December 2018.



Ojetta Davis, Secretary

Vote on Action Taken by the Board

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
BUSCH-VOGEL						X
COLTON-MAX (Ch.)			X			
HARRIS (1 ST Alt)						X
LERMAN (V.Ch)		X	X			
LOEHNER			X			
MILLER	X		X			
ROSNER			X			
KRAIKER						X
FREEMAN			X			

Vote on Memorializing Board

BOARD MEMBER	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
BUSCH-VOGEL						
COLTON-MAX (Ch.)						X
HARRIS (1 ST Alt)						
LERMAN (V.Ch)		X	X			
LOEHNER						X
MILLER	X		X			
ROSNER						X
KRAIKER						
FREEMAN						X