

**MINUTES
ROSELAND PLANNING BOARD
REGULAR MEETING
FEBRUARY 27, 2017**

CALLED TO ORDER:

Chairman LaSalle called the meeting to order at 7:05 PM. Those present on roll call were:

Louis LaSalle, Chairman
Joe LaMonica
Richard Reynolds
Manny Oliveria
Michael Oliveira
Jack A. Gordon
Joseph Rolli, Alt. #1
Donna Schiavone, Alt. #2
Steve Salvanto, Mayor's Alternate
Vincent Loughlin, PB Attorney
Ralph Tango, PB Engineer

Those absent were:

Councilman Jacobs
Mayor John Duthie

SALUTE TO FLAG

STATEMENT OF COMPLIANCE:

In compliance with Chapter 231 of the Public Laws of 1975, notice of this meeting was given by way of annual notice filed with The Progress, The Star Ledger, and the office of the Administrator of Roseland on January 26, 2016 as so certified by the Secretary. Notice has also been posted in a public place in Borough Hall, 19 Harrison Avenue, Roseland, NJ.

APPROVAL OF MINUTES

A motion was made by Mr. Michael Oliveria and seconded by Mr. Salvanto to approve the minutes of the Planning Board Meeting of January 23, 2017.

Chairman LaSalle commented that there may be two vacancies on the Planning Board.

Chairman LaSalle stated that these vacancies will be filled as soon as possible and that he will meet with the mayor and council to discuss a possible council liaison replacement.

Chairman LaSalle stated that 2017 will be a busy year with COAH and a review of the Master Plan.

Chairman LaSalle stated that he appreciates all the board has done as volunteers.

APPROVAL OF RESOLUTIONS

Vincent Loughlin, Esq. stated that all requirements for the following resolutions were met. The board conducted a public hearing and the board examined the criteria to be an area in need of redevelopment. Recommendations are based upon the report from Maser to mayor and council to take appropriate action of any redevelopment areas. Mirrored resolutions for different properties but all statutory requirements are the same.

Resolution # 91-2017

6 Becker Farm Road - Motion was made by Mr. Reynolds and seconded by Mr. Michael Oliveria, to designate this site as an area in need of redevelopment.

Roll Call: Chairman LaSalle yes, Mr. LaMonica yes, Mr. Manny Oliveria yes, Mr. Salvanto yes

Resolution # 95-2017

85 Livingston Avenue - Motion was made by Mr. LaMonica and seconded by Mr. Michael Oliveria

Roll Call: Chairman LaSalle yes, Mr. Reynolds yes, Mr. Manny Oliveria yes, Mr. Salvanto yes.

Vincent Loughlin stated to the Secretary Gail Tynan that the Borough Attorney Ethan Sheffet must get these resolutions right away and Ms. Tynan stated she will get them to Mr. Sheffet first thing the following morning.

GENERAL BUSINESS

Approval of Vouchers & February Bill List – All in favor – no objections

Discussion:

Wrobel Home Builders LLC, 24 Cortlandt Street, deed restriction on property from 1977 minor subdivision. The board confirmed the deed restriction that no further subdivision would be made. The title company raised a concern that the restriction appears on the previous deed. A request has been made to eliminate that deed restriction. Mr. Loughlin recommended to the board and the board agreed that a simple resolution be approved to cancel the prior restriction. Mr. Salvanto suggested the resolution be backed-dated to the prior resolution that goes back to 1977, so that no one can come back and state there is a gap in the restriction.

All members approved.

Chairman Lasalle asked all members each time an application comes through that they should visit the property to see what the board is reviewing to get a better idea of any site plan.

ADJOURNMENT:

The meeting was adjourned at 7:21 PM

Respectfully submitted, Angela Russomanno, Temporary Planning Board Secretary