

**MINUTES  
ROSELAND PLANNING BOARD  
REGULAR MEETING  
JUNE 21, 2021 at 7:00 PM**

**CALL TO ORDER:**

Chairman LaSalle called the meeting to order at 7:00 p.m. Those present on roll call were :

Chairman LaSalle  
Mayor James Spango  
Joe LaMonica  
Joe Rolli  
Richard Reynolds  
Manny Oliveira  
William Johnson, Alt. #1

Vincent Loughlin, Board Attorney  
Ralph Tango, Board Engineer  
Nick Dickerson, Board Planner

Those absent were:

Michael Oliveira, Vice Chairman  
Kevin Codey, Mayor's Alternate  
Councilwoman Fishman  
Jack A. Gordon  
David Jacobs Alt # 2

**SALUTE TO FLAG:**

**STATEMENT OF COMPLIANCE:**

The meeting was conducted by electronic means in accordance with the Senator Byron M. Baer Open Public Meetings Act of 2020 which explicitly permits a public body to conduct meetings electronically during a state of emergency. Governor Murphy issued Executive Orders 103 & 107 declaring a "Public Health Emergency and State of Emergency" and has directed residents to quarantine and practice social distancing.

Also in compliance with Chapter 231 of the Public Laws of 1975, annual notice of this meeting was given by way of notice filed with The Progress, The Star Ledger, and the office of the Administrator of Roseland, as so certified by the Secretary. Notice has also been posted in Borough Hall, Roseland, NJ.

**APPROVAL OF MINUTES:**

Minutes from the April 19, 2021 meeting: Motion to approve by Mr. LaMonica, second by Mr. Johnson. Six members in favor. Mayor Spango abstained from the vote.

**RESOLUTIONS:**

None

**OTHER BUSINESS:**

Appointment of Philip Abramson as Conflict Planner

Motion by Chairman LaSalle, second by Mr. Reynolds. All members voted in favor.

**PUBLIC HEARINGS:**

Statement by Mayor Spango regarding efforts of The Planning Board, The Council and applicant working together to make the application better and to fit the needs of the Borough.

Also announced that all future Planning Board meetings beginning in July will be in person only in the renovated Council Room at 19 Harrison Avenue.

The Mayor left the meeting at 7:15 pm

**A.) Carried from the May 17, 2021 meeting, Appeal # 20-08 of The Gardens at Roseland LLC, owner of property situate block 12, lots 24.03 & 24.05, known as 146 & 170 Harrison Avenue, Roseland NJ, requesting Major Site Plan & subdivision approval in conjunction with 177 residential apartments, 34 townhouse style units, clubhouse and associated site improvements.**

Lisa John-Basta, attorney for the applicant, provided a summary of the application with inclusionary development with 211 residential apartment and townhouse style units.

Board Attorney Loughlin inquired as the status of the settlement agreements between the developer and the current owner.

Applicant's Attorney John -Basta would provide those documents when completed.

Witness # 1 - Michael Lanzafama – PE

Mr. Lanzafama was sworn in and gave a review of his professional credentials and was accepted as an expert in engineering. He presented a summary of the plans, including the site, lighting, landscaping and stormwater plans.

Review of total site consisting of three lots: 12, 24.03 & 24.05 with most recent uses. Summary of adjacent zones and uses adjacent to proposed development site.

Total site is approximately 25.882 acres. Former Bobst buildings were demolished and final removal of debris is underway.

Review of survey with wetlands delineations, elevations and existing slopes.

Wetlands Interpretation and Wetlands Permits have been received.

Chairman LaSalle inquired as to the total acreage of the site and a breakdown of the acreage of the proposed subdivided lots. Mr. Lanzafama provided the following testimony:

Newly created lot 24.051 to be left for later development as senior housing.

Lot 24.02 would have the rental apartment buildings consisting of 12.775 acres.

Lot 24.053 would have all fee simple townhouses with 8.018 acres.

All will meet the requirements of the newly created AH4 R-10 Zone. Lot 24.051 is zoned as R-11.

Main access road will be from Harrison Avenue with internal circulation.

Board Member Rolli inquired if a new traffic light would be installed at the main access point. Mr. Lanzafama indicated a light was not to be installed.

Mr. Lanzafama then covered the layout of all of the buildings on the site including the clubhouse, pool and sports court.

Townhouses are entered through a gated entryway. EMS would have key fob access for entry at all times. There are to be 12 2- bedroom and 22 3- bedroom townhouse units.

All townhouse to have 2 garages with the ability to park two additional cars in each driveway. 17 Visitor parking spaces to be within the townhouse area. All will meet the RSIS standards.

ADA spaces provided throughout site as well as at clubhouse location. 2 electric car charging stations to be installed adjacent to the clubhouse.

Three story apartment buildings to each have 12 units with garages for 10 of the units. Surface parking for the two units and any additional vehicles is provided. 5 buildings with a total of 60 units

All refuse to be stored internally and put out on trash day.

The 4 story buildings will each have 39 units. Garages with driveways can be leased by any resident. 15 garages & 15 driveways at each building. Refuse to be stored internally in a refuse room to be taken outside for trash pick up by refuse contractor.

499 total parking spaces provided.

Chairman LaSalle inquired as to the sizes of the surface parking and garage parking spaces and if any larger vehicles might encroach into sidewalks as well as turning radius of EMS vehicles throughout the site.

Mr.Lanzafama indicated all parking spaces met the size requirements set by the ordinance and that turning templates had been laid out to ensure EMS access to the entire site.

Total impervious coverage to go up by 2.6 acres. Mitigation proposed to be 3 detention basins and meet NJ DEP best practices for stormwater management.

Review of bulk standards for the R-10 Zone. Minimum lot area of 18 acres and 25.88 is proposed. Subdivision lot size is a minimum of 5 acres. All lots exceed that dimension. Open space amount to be 15% minimum. Over 50% provided.

Min yard setback is 40 feet for the apartment buildings with 269 feet proposed. 81.89 feet for town houses.

Minimum separation of buildings covered.

Building coverage allowed is 20%, whereby the proposed coverage for the parcel with apartments is 15.73%. The parcel with the townhouses is proposed to be at 16.94 %

Building heights for the apartment buildings to be 3 and 4 stories. The townhouse are proposed to be 2.5 stories.

All bulk standards are met for the zone.

Ex A-1 – Colorized Site Plan reviewed by Mr. Lanza fama as described above.

Board Attorney Loughlin inquired about proposed wetlands and building footprints. Mr. Lanza fama testified that the wetlands transition area is permitted to be encroached up to 25 feet as long as there is an offset.

Ex A-2 Wetlands Permit – May 24, 2021

Ex A-3 Overall Colorized Landscape Plan

Mr. Lanza fama then reviewed the proposed landscape plan to include 176 shade trees, 49 ornamental and 30 evergreen trees along all internal roadways.

Courtyards proposed within the apartment buildings as an open space amenity.

4 Story apartment buildings to have mail box clusters between buildings. 3 Story buildings would have a cluster for each building. Each townhouse to have an individual mail box.

Buffers between Gardens and Roseland Green to be maintained and additional plantings to be added. Short façade to be perpendicular to Roseland Green development.

Building separation distances were reviewed from Roseland Green as well as interior buildings.

Cross access easements to be recorded for utilities, infrastructure as well as residential access to entire site.

Back up generator to supply power for sewage pumping only as a back up.

Fire hydrant locations reviewed with recommendations of the fire dept.

Lighting plan reviewed to contain all LED light fixtures and to be dark sky compliant. No spillover onto any adjacent properties

Chairman LaSalle inquired about the proposed lighting plan meeting the most recently revised lighting ordinance from the borough. Mr. Lanzafama indicated the plan would comply.

Board Engineer Ralph Tango asked for confirmation that the height of the light poles within each area of the development was in compliance with the new ordinance.

Mr. Lanzafama reviewed the types of light poles and corresponding heights.

Mr. Rolli inquired as the type of and location of air conditioning units throughout the complex.

The AIA would cover that later in the hearing when testifying.

Mr.Lanzafama then reviewed the turning templates for anticipated trucks and EMS vehicles.

Ex A-4 – Parking Layout with alternate parking layout on Street B to net 14 additional spaces to get 513 total spaces.

Board Engineer Tango wanted a review of required spaces and spaces for visitors.

Mr. Lanzafama did a comparison of the borough's parking ordinance versus the RSIS standards of which the borough requires additional parking which is being met.

Board Engineer Tango expressed concerns regarding fire dept access by refuse area # 3 and location of hydrant placements. Mr. Lanzafama promised to reach out to

the fire dept to review the placement of fire hydrants as well as confirm turning movements for fire apparatus.

Final water and sewer design to be reviewed by town professionals.

Other items for review were the fencing style and height around detention basins.

Board Engineer Tango inquired about snow removal and removal of trash and recycling. Mr. Lanza fama reviewed the areas where snow would be stored pending removal and covered the trash storage and pick up procedures for each type of building.

Board Planner Dickerson reviewed the June 14, 2021 planning report and comments from same.

Board Questions –

Board Member LaMonica – Sewer capacity and agreement with West Caldwell.

Mr. Lanza fama stated that a will serve letter will be required and that they were hopeful that the letter will be issued.

Board Member Rolli – placement of AC units for the apartment buildings. Mr. Lanza fama deferred the question to the AIA to confirm the AC locations.

Public Questions –

Harrison Snell – 8 Bovensipien Ct – Written agreements between Gardens at Roseland and Roseland Green developments. Mr. Lanza fama indicated that no formal written agreements have been completed.

Distances of proposed townhouses & Roseland Green development. Mr. Lanza fama stated the smallest distance between the two developments was approximately 70 feet.

Tree removal of existing dead trees. Mr. Lanza fama stated that any dead trees were to be removed as part of the proposed landscape plan.

Solar panels in future. Mr. Lanza fama stated he was unaware of any future solar array installations.

Sidewalks on Harrison side of proposed development. Mr. Lanzafama showed that the area in question for sidewalks was adjacent to the wetlands and would not be feasible.

Witness # 2 – David Minno AIA, was sworn in and offered his professional credentials and was accepted as a professional in architecture.

Ex A-5 – Colorized Floor Plans, dated March 18, 2021

Review of interior floor plans, exterior materials and features of each type of building, bedroom counts and the affordable housing unit locations.

Chairman LaSalle inquired as to the heights of the buildings for fire department access to top floors. Mr. Minno stated that the buildings were not considered high rise and the fire dept equipment could reach the top floor of 58 feet.

All buildings will be fully sprinklered.

Bedroom count to match the settlement agreement with the borough for affordable housing obligations.

Placement of AC units in apartment buildings reviewed.

Board Questions –

Board Planner Dickerson – Settlement agreement and distribution of affordable units. Mr. Minno stated that the number of units and bedroom count would comply with the settlement agreement.

Board Member Oliveira – Patio or deck for townhouses. Mr. Minno indicated that a deck or patio will be placed at the rear of the townhouses depending on the finished grade.

Board Attorney Loughlin – Unfinished walk out basement to be considered floor area ratio if finished. Applicants attorney, Lisa John-Basta stated that basements are not to be considered for floor area ratio as per the town ordinance.

Public Questions – None

Application to be carried to the July 19, 2021 meeting which will be an in-person meeting.



## **GENERAL BUSINESS**

- a.) Review of proposed Ord # 15-2021 – Prohibiting the Operation of Any Class of Cannabis Business within The Borough of Roseland for consistency with The Borough’s Master Plan by Board Attorney Loughlin.**

Review of ordinance by Board Attorney Loughlin and Board Planner Dickerson.

Motion to approve that ordinance is consistent with the master plan by Mr. Johnson, second by Mr. LaMonica. All six members voted in favor.

- b.) Review of proposed Ord # 19-2021 - To adopt the NJ DEP Model Ordinance for Stormwater Control.**

Review of proposed ordinance by Board Engineer Tango and Board Attorney Loughlin.

Motion to approve that ordinance is consistent with the master plan by Mr. LaMonica, second by Mr. Johnson. All six members voted in favor.

A motion was made by Mr. LaMonica and seconded by Mr. Oliveira to adjourn the meeting. The meeting was adjourned at 10:05 pm

Respectfully Submitted,  
James Campbell  
Planning Board Secretary