

## NOTICE

Regular Meeting of the Planning Board of the Borough of Roseland will be held on Monday June 21, 2021 beginning at 7:00 PM. The meeting will be 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 a meeting electronically during a state of emergency. Governor Murphy issued Executive Orders 103,107,119, 138, & 151, declaring a "Public Health Emergency and State of Emergency" and has directed residents to quarantine and practice social distancing.

There will be no in person meeting. If you wish to observe or participate in the meeting you must do so as set forth below.

### VIRTUAL MEETING ACCESS AND PARTICIPATION INSTRUCTIONS

The Borough of Roseland Planning Board is utilizing the Zoom service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act. If you wish to participate during the public comment or question portion, then you must join the meeting using:

a. Zoom Meeting" link at  
<https://zoom.us/j/97448870014?pwd=L2phYlIFN3JhdDhEeVNITEQyV1JLZz09>

b. Phone numbers listed at  
<https://zoom.us/j/97448870014?pwd=L2phYlIFN3JhdDhEeVNITEQyV1JLZz09>

Or by phone at:

- a. 646 558 8656
- b. 301 715 8592
- c. 312 626 6799
- d. 669 900 9128
- e. 253 215 8782
- f. 346 248 7799

Webinar ID: 974 4887 0014

Password: 130002

Or the following link:

<https://zoom.us/j/97448870014?pwd=L2phYlIFN3JhdDhEeVNITEQyV1JLZz09>

Zoom attendees wishing to contribute during the Public Comment/ Question portion of each agenda item must click the "raise hand" button in order to indicate to the Board Chair or Secretary the attendee's desire to speak. Phone attendees will be permitted to contribute by having their connection unmuted after announcement of their phone number. Phone users must dial (\*9) to use the "raise hand" function

Upon having a "raised hand" acknowledged (in the case of Zoom attendees) or having a connection unmuted (in the case of phone attendees), attendees will be allowed to give comments after being sworn in.

The Board retains discretion to curtail each commenter's opportunity to speak and will mute the speaking attendee's connection at the end of their time.

You cannot participate in public comment unless you are attending the virtual meeting.

All microphones of public users will be muted, except as set forth above, during the public comment portion of each agenda item.

You can test out the functionality of Zoom, including speaker/microphone on your computer or other internet connected device at <https://zoom.us.test>.

Any questions can be directed to the Zoning office at 973-265-6565 during normal business hours.

Attendees wishing to make public comment may do so using the following procedure:

1. Use “Raise Hand” icon in the Zoom program (web access)
2. Pressing “\*9” (telephone access)
3. Send email questions to [ZONING@ROSELANDNJ.ORG](mailto:ZONING@ROSELANDNJ.ORG)  
NO LATER THAN 12 PM ON THE DAY OF THE MEETING
4. Send written letters with questions to:

Borough of Roseland Board of Adjustment  
300 Eagle Rock Avenue  
Roseland NJ 07068  
Attn: James Campbell

WRITTEN LETTERS MUST BE RECEIVED AT LEAST 1 BUSINESS DAY PRIOR TO THE MEETING

You cannot participate in public comment unless you are attending the virtual meeting.

The agenda, to the extent now known, is as follows. Formal action may be taken.

- 1.) Call to Order
- 2.) Open Public Meetings Act Statement & Salute to the Flag
- 3.) Roll Call
- 4.) Approval of Minutes
- 5.) Resolutions

Public Hearings:

- 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

**TO VIEW ALL DOCUMENTS ASSOCIATED WITH THIS MEETING**

Please visit this link

<https://www.zonify.org/meeting/797>

6.) 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

## 7.) Adjournment

James Campbell  
Administrative Officer  
Planning Board  
June 14, 2021