

**MINUTES
ROSELAND PLANNING BOARD
REORGANIZATION AND REGULAR MEETING
FEBRUARY 22, 2016**

CALLED TO ORDER:

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

Louis LaSalle, Chairman
Councilman David Jacobs
Michael Oliveira (arrived at 7:14 p.m.)
Joe LaMonica
Jack A. Gordon
Manny Oliveira, Alt. #2
Steve Salvanto, Mayor's Alternate
Vincent Loughlin, PB Attorney
Ralph Tango, PB Engineer

Those absent were:

Dick Reynolds
Nancy Sayer, Alt. #1
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 February 4, 2016 as so certified by the Secretary. Notice has also been posted in a public place in Borough Hall, 19 Harrison Avenue, Roseland, NJ.

REORGANIZATION FOR 2016:

Mrs. Tynan was appointed temporary Chairman to open nominations for the Chairman position.

CHAIRMAN:

Mr. Gordon made a motion to nominate Louis LaSalle as Chairman and the motion was seconded by Mr. Salvanto. There were no further nominations and the nominations were closed. Roll Call: LaSalle, Abstain, Jacobs, Yes, Gordon, Yes, LaMonica, Yes, Manny Oliveira, Yes, and Salvanto, Yes. The motion was approved 5-0 with 1 abstention.

Chairman LaSalle assumed his position as Chairman and thanked the Board members for their support and efforts during the past year.

VICE CHAIRMAN:

The nominations for Vice Chairman were opened and a motion was made by Mr. LaMonica to nominate Michael Oliveira; the motion was seconded by Councilman Jacobs. There were no further

Minutes
Reorganization and Regular Meeting
February 22, 2016
Page Two

nominations and the nominations were closed. Roll Call: LaSalle, Yes, Jacobs, Yes, Gordon, Yes, LaMonica, Yes, Manny Oliveira, Yes, and Salvanto, Yes. The motion was approved 6-0.

ATTORNEY:

A motion was made by Chairman LaSalle and seconded by Mr. Gordon to nominate Vincent Loughlin from the Loughlin Law Firm by resolution. There were no further nominations and the nominations were closed. Roll Call: LaSalle, Yes, Jacobs, Yes, Gordon, Yes, LaMonica, Yes, Manny Oliveira, Yes, and Salvanto, Yes. The motion was approved 6-0.

BOARD SECRETARY:

A motion was made by Chairman LaSalle and seconded by Mr. Gordon to nominate Gail Tynan as Board Secretary. There were no further nominations and the nominations were closed. Roll Call: LaSalle, Yes, Jacobs, Yes, Gordon, Yes, LaMonica, Yes, Manny Oliveira, Yes, and Salvanto, Yes. The motion was approved 6-0.

BOARD ENGINEER; BOARD PLANNER; BOARD FORESTER; HEARING REPORTER; ATTORNEY FOR RE-EXAM OF MASTER PLAN; ENGINEER FOR RE-EXAM OF MASTER PLAN; PLANNER FOR RE-EXAM OF MASTER PLAN AND PLANNER FOR COAH:

A motion was made by Chairman LaSalle and seconded by Mr. Salvanto to nominate Ralph Tango from Maser Consulting as Board Engineer and for the Re-Examination of the Master Plan by resolution; Vince Loughlin for the Re-examination of the Master Plan by resolution; Joseph Layton from Maser Consulting as Board Professional Planner for Re-Examination of the Master Plan and COAH by resolution; John Linson from The Shade Tree Department as Board Forester, and Veritext Legal Solutions as the Board's Hearing Reporter. Roll Call: LaSalle, Yes, Jacobs, Yes, Gordon, Yes, LaMonica, Yes, Manny Oliveira, Yes, and Salvanto, Yes. The motion was approved 6-0.

ARC; TRC; OFFICIAL NEWSPAPER S; 2016 SCHEDULE OF MEETINGS AND PLANNING BOARD RULES AND REGULATIONS:

The Board named Ralph Tango, Vince Loughlin, and Gail Tynan to the ARC. Joseph LaMonica will Chair the TRC with rotating membership. The Caldwell Progress and The Star Ledger will be the official newspapers of the Planning Board. The Board adopted the schedule of meetings and the unchanged Planning Board Rules and Regulations.

REGULAR MEETING:

APPROVAL OF MINUTES:

The minutes of the Regular Meeting of September 21, 2015

Minutes
Reorganization and Regular Meeting
February 22, 2016
Page Three

A motion was made by Mr. Gordon and seconded by Michael Oliveira to approve the minutes as presented. Roll Call: LaSalle, Yes, Jacobs, Yes, Gordon, Yes, LaMonica, Yes, Michael Oliveira, Yes, and Manny Oliveira, Yes. The motion was approved 6-0.

The minutes of the Closed Session Meeting of September 21, 2015

A motion was made by Mr. Gordon and seconded by Michael Oliveira to approve the minutes as presented. Roll Call: LaSalle, Yes, Jacobs, Yes, Gordon, Yes, LaMonica, Yes, Michael Oliveira, Yes, and Manny Oliveira, Yes. The motion was approved 6-0.

The minutes of the Regular Meeting of December 21, 2015

A motion was made by Michael Oliveira and seconded by Councilman Jacobs to approve the minutes as presented. Roll Call: LaSalle, Yes, Jacobs, Yes, LaMonica, Yes, and Michael Oliveira, Yes. The motion was approved 4-0.

APPLICATIONS TO BE HEARD:

#15-07 – Roseland Plaza, LLC – Block 44, Lot 12. Request for preliminary and final site plan approval to add parking, lighting and fencing located at 184 Eagle Rock Avenue in the B-1 zone.

The applicant will have to re-notice once they are given a meeting date.

#15-08 – Roseland Commerce Park - Block 21, Lot 1.1. Request for amended preliminary and final site plan approval for minor site changes located at 9 Woodland Road in the RM zone.

Phil Neuer, applicant's attorney, stated that his client is improving the approved site plan and is complying with the Redevelopment Plan.

Joseph Miannecki, the applicant's engineer, entered the following exhibits: A-1 – approved site plan; A-2 – colorized comparison site dimension plan; A-3 – colorized site plan (south); A-4 – colorized site plan (north); A-5 – colorized grading, drainage, and utility plan (south); A-6 – colorized grading, drainage, and utility plan (north); A-7 – flip set submitted drawings; and A-8 – architectural plan. He went through the proposed changes as follows: proposed relocated bio detention basin; reoriented access drives; enlarged eastern drive; reduced parking from 801 to 585 with a total of 24 tractor trailer spaces; 28 loading areas added; reduced size of the building; and increased height of the building to 30-feet to accommodate warehousing operation. Mr. Miannecki stated that the applicant has a valid LOI, there are no flood hazard areas, and no variances are required. The agency permits are all still valid until 6/30/2016 because of the Permit Extension Act. Mr. Neuer stated that his client will accept a condition that the increase in the height of the building would not create an additional second story and that the existing mezzanine area is the only second story part of the building. There was a lengthy discussion by

Minutes
Reorganization and Regular Meeting
February 22, 2016
Page Four

Mr. Mianecki concerning the areas on site that are proposed to be piped to the bio retention facility and that it met DEP water quality standards. He described the basin in detail. All of the comments from the TRC meeting have been addressed including looping the water system for the Fire Chief.

Mr. Tango went through his February 17, 2016 letter and stated that the applicant's engineer has agreed to submit additional information for storm water, and amend the plans to comply with the ordinance in regards to lighting and landscaping.

Mr. Neuer stated that his client has no environmental clean-up responsibilities. Mr. Mianecki stated that all piping is designed around the contaminated areas. In answering the Board, Mr. Mianecki stated that the piping will be PVC which is the best material to stand up to any possible contamination. There would be a 4' chain link fence around the basin and, when working correctly, there will be standing water for 72 hours with no problem of algae formation. If the LSRP feels that testing is needed during the pipe excavation, it will be control by the LSRP.

Mr. Michael Oliveira wants the applicant to comply with the ordinance regarding the hours of operation for trucks.

A break was taken from 8:55 p.m to 9:05 p.m. Roll Call: LaSalle, Yes, Jacobs, Yes, Gordon, Yes, LaMonica, Yes, Michael Oliveira, Yes, Manny Oliveira, Yes, and Salvanto, Yes.

Mayor Joseph Tempesta, of West Caldwell, asked if additional buffering could be installed for his residents by the basin to block their view of the tractor trailers. Mr. Neuer stated that they could park the tractor trailers elsewhere on site and agreed to speak with John Linson, Borough Forester as to a species of evergreen to plant.

Howard Feiwus, notified property owner, complained about the water in his backyard that has been there for the last 30 years and also asked if landscaping other than forsythia could be installed behind his house. The applicant agreed to extend the evergreen landscaping to behind his house. He said that they were doing everything they could regarding storm water runoff and stated that the problem is originating upstream from their site. Mr. Feiwus was told by Vince Loughlin that the remedy to his problem is not with the Planning Board.

John Illengwarth, notified property owner, stated that the application is for a less intense use than the prior office use and he was in favor of the application.

Mr. Loughlin listed the conditions of approval that were discussed and agreed to. A motion was made by Mr. Gordon and seconded by Michael Oliveira to approve the application as presented with conditions. Roll Call: LaSalle, Yes, Jacobs, Yes, Gordon, Yes, LaMonica, Yes, Michael Oliveira, Yes, Manny Oliveira, Yes, and Salvanto, Yes. The motion was approved 7-0.

Minutes
Reorganization and Regular Meeting
February 22, 2016
Page Five

GENERAL BUSINESS:

- a. Vouchers – February Bill List

A motion was made by Mr. LaMonica and seconded by Councilman Jacobs to approve the bill list as presented. Roll Call: LaSalle, Yes, Jacobs, Yes, Gordon, Yes, LaMonica, Yes, Michael Oliveira, Yes, Manny Oliveira, Yes, and Salvanto, Yes. The motion was approved 7-0.

ADJOURNMENT:

The meeting was adjourned at 9:48 p.m.

Respectfully Submitted, Gail Tynan, Planning Board Secretary