

**MINUTES
ROSELAND PLANNING BOARD
REGULAR MEETING
APRIL 15, 2019 at 7:00 P.M.**

CALL TO ORDER:

Chairman LaSalle called the meeting to order at 7:03 p.m. Those present on roll call were:

Chairman LaSalle
Richard Reynolds
Jack A. Gordon
Joe LaMonica
Manny Oliveira
Kevin Codey, Mayor's Alternate
Vincent Loughlin, PB Attorney
Ralph Tango, PB Engineer

Those absent were:

Michael Oliveira, Vice Chairman
Councilman Jacobs
Donna Schiavone
Joe Rolli, Alt. #1
William Johnson, Alt. #2
Mayor James Spango

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 notice filed with The Progress, The Star Ledger, and the office of the Administrator of Roseland on January 31, 2019, 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:

The minutes of the Regular Meeting of March 18, 2019 were reviewed for approval.

A motion was made by Mr. Reynolds and seconded by Mr. Codey to approve the minutes.

Roll Call: Chairman LaSalle, Yes; Mr. Reynolds, Yes; and Mr. Codey, Yes. The motion was approved 3-0.

APPLICATIONS TO BE HEARD:

#19-01 – 75 Livingston Venture, LLC – Block 30.2, Lot 1

Application for a minor site plan approval for solar panels.

Mr. Robert Simon, the applicant's attorney, began by introducing the application. He explained that the applicant would like to install solar panels on the roof of the existing building on the property.

Mr. Thomas Decker, the applicant's engineer, was sworn in by Mr. Loughlin and listed his credentials. The Board members accepted his credentials and he began his testimony. Mr. Decker introduced Exhibit A-1, an aerial satellite image from Google Earth of the proposed improvements.

Mr. Decker explained to the Board members and the public that the solar panels will be attached to the roof with a 70-degree tilt and the heights of the panels will range from 4.8-10 inches. The parapet of the building is 12 inches in height, which will block all visuals of the solar panels. In addition, he explained that the only noise and use of the panels will be during the daytime because of the sunlight activation.

He mentioned that there are a number of requested waivers, such as sewer designation, landscaping plans, impervious coverage, etc. and he explained that the solar panels will not affect the design of the property at all.

Mr. Tango then went through each section of his letter, dated April 9, 2019, addressed to the applicant. Each section was addressed in Mr. Decker's testimony.

Mr. Loughlin listed the conditions for the resolution:

- System must be installed in accordance with the plan submitted and testimony given.
- Must obtain all required building permits for the installation.
- Must set up a pre-installation meeting with Fire Department.

A motion was made by Mr. Gordon and seconded by Mr. Reynolds to approve the application as presented with the listed conditions. Roll Call: Chairman LaSalle, Yes; Mr. Reynolds, Yes; Mr. Gordon, Yes; Mr. LaMonica, Yes; Mr. Manny Oliveira, Yes; and Mr. Codey, Yes. The motion was approved 6-0.

GENERAL BUSINESS:

Master Plan Review – Chairman LaSalle explained to the Board that a Master Plan Review meeting is to be held on Thursday, April 18, 2019 and he will keep the Board members updated with what was discussed at the meeting.

April 15, 2019

ADJOURNMENT:

A motion was made by Mr. Reynolds and seconded by Mr. LaMonica to adjourn the meeting. The meeting was adjourned at 7:32 p.m.

Respectfully Submitted, Melissa Barnes
Planning Board Secretary