

**MINUTES
ROSELAND PLANNING BOARD
REGULAR MEETING
November 15, 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
Michael Oliveira, Vice Chairman
Joe LaMonica
Jack A. Gordon
William Johnson, Alt. #1
David Jacobs Alt # 2

Board Professionals:
Vincent Loughlin, Board Attorney

Those absent were:
Mayor James Spango
Kevin Codey, Mayor's Alternate
Councilwoman Eileen Fishman
Richard Reynolds
Joe Rolli
Manny Oliveira

SALUTE TO FLAG:

STATEMENT OF COMPLIANCE:

The meeting was conducted 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.

PUBLIC HEARINGS:

a.) Carried from the October 18, 2021 meeting, appeal # 21-01 of Roseland Redevelopers LLC, purchaser under contract of property situate block 21, lots 22 & 22.01, known as 117 Harrison Avenue, Roseland NJ, requesting Major Site Plan approval to construct 104 market rate and 30 age restricted residential units along with associated site improvements.

Board Attorney Loughlin read a letter sent in by the applicant's attorney requesting an adjournment to the December 20, 2021 meeting and also granting the board an extension of time to hear the application.

Motion to carry by Mr. Johnson, second by Mr. Jacobs. All members voted in favor to carry the application to the December 20, 2021 meeting.

Application to be carried to the December 20, 2021 meeting

APPROVAL OF MINUTES:

Minutes from the September 20, 2021 meeting: Motion to approve by Mr. Johnson, second by Mr. LaMonica. Five members in favor. Mr. Gordon abstained.

RESOLUTIONS:

- a.) Appeal # 21-04 of Leonard Mendola, Jr., owner of property situate block 28, lot 000, known as 16 Fernwood Avenue, Roseland NJ, requesting Minor Subdivision Approval to demolish one existing single family structure, subdivide the lot into two lots and construct one new residential home on each new lot with C Variances required for both lots.

Board Attorney Loughlin reviewed some minor changes to the resolution and requested the board to vote.

Motion to approve by Mr. Michael Oliviera, second by Mr. Johnson. Four eligible members voted in favor. No abstentions or nay votes.

GENERAL BUSINESS:

- a.) Review of proposed Ordinance 30-2021 – Electrical Vehicle Supply/ Service Equipment & Make Ready Parking Spaces

Review of memo as provided by Board Planner Dan Bloch indicating that the proposed ordinance is consistent with the Borough's Master Plan.

Motion to approve by Mr. LaMonica, second by Mr. Gordon. Six members voted in favor. No abstentions or Nays.

- b.) A motion was made by Mr. Johnson and seconded by Mr. Jacobs to adjourn the meeting. The meeting was adjourned at 7:18 pm.

Respectfully Submitted,
James Campbell
Planning Board Secretary