

**MINUTES  
ROSELAND PLANNING BOARD  
REGULAR MEETING  
NOVEMBER 21, 2016**

**CALLED TO ORDER:**

Lou LaSalle called the meeting to order at 7:11 p.m. Those present on roll call were:

Louis LaSalle, Chairman  
Dick Reynolds  
Joe LaMonica  
Jack A. Gordon  
Manny Oliveira (7:16 pm)  
Nancy Sayer  
Steve Salvanto, Mayor's Alternate  
Ralph Tango, PB Engineer  
Vincent Loughlin, PB Attorney

Those absent were:

Michael Oliveira  
Councilman David Jacobs  
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.

**APPROVAL OF MINUTES:**

The minutes of the Regular Meeting of August 15, 2016.

A motion was made by Mr. Gordon and seconded by Mr. Salvanto to approve the minutes as amended. Roll Call: LaSalle, Yes, Reynolds, Yes, Gordon, Yes, LaMonica, Yes, Sayer, Yes, and Salvanto, Yes. The motion was approved 6-0.

**APPLICATIONS TO BE HEARD:**

**#16-02 – 3 ADP Boulevard Developers – Block 30.01, Lot 12.** Request for Preliminary and Final Site Plan approval to add additional parking, landscaping, and lighting located at 3 ADP Boulevard in the OB-2 Zone.

Stephen Geffner, attorney for the applicant, stated that the application was for expanding the parking lot, rearranging existing parking spaces, and additional lighting.

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Michael Lanzafama, the applicant's engineer, entered into evidence exhibit A-1, site plan revision sheets 3-6 & 8, and A-2, a colorized landscape plan. The revisions were based on conversations with Ralph Tango, Board Engineer, and representatives of the daycare center. Mr. Lanzafama reviewed the existing site and surrounding area. Currently, the building is 15% vacant and the additional parking would attract tenants. The proposal includes adding 41 additional parking spaces, removing 38 trees, replacing the existing storm water basin with a subsurface basin which conforms to storm water management regulations, adding speed humps to slow down traffic in the parking area by the daycare center, planting 38 shade trees and a row of evergreens, relocating 4 light poles and adding 2 additional light poles. The proposal is in compliance with all zoning codes and no variances are being requested. The applicant has agreed to work with Ralph Tango on the storm water management and with John Linson, Board Forester, regarding the species of trees to be planted.

Ralph Tango requested that the applicant repair the existing dumpster enclosures and suggested that Mr. Linson's memo be attached to the resolution as a condition of approval.

A motion was made by Mr. LaMonica and seconded by Mr. Reynolds to approve the application as amended. Roll Call: LaSalle, Yes, Reynolds, Yes, Gordon, Yes, LaMonica, Yes, Sayer, Yes, Manny Oliveira, Yes, and Salvanto, Yes. The motion was approved 7-0.

**GENERAL BUSINESS:**

- a. Discussion of a report from Joseph Layton, PP from Maser Engineering, regarding whether 85 Livingston Avenue and 6 Becker Farm Road meet the statutory criteria of an area in need of redevelopment.

Ralph Tango stated that according to Joseph Layton's memo to the Board, he appears to be leaning toward determining that both areas are in need of redevelopment due to the obsolescence of the buildings for the reasons mentioned in his memo. Mr. Layton is moving forward to prepare a report for the Board.

- b. Discussion of a letter addressed to the Planning Board from EBI Consulting regarding a telecommunications tower located on Eisenhower Parkway.

Mr. Gordon stated that the site has no known historical significance. The Board requested that Mrs. Tynan prepare a letter to EBI Consulting to have them advise her of the status of their site plan application.

- c. Discussion regarding a Civil Action Summons from Roseland Plaza, LLC.

This matter was discussed in confidential session.

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d. Vouchers – November Bill List

A motion was made by Mr. Gordon and seconded by Mr. LaMonica to approve the vouchers as presented. Roll Call: LaSalle, Yes, Reynolds, Yes, Gordon, Yes, LaMonica, Yes, Sayer, Yes, Manny Oliveira, Yes, and Salvanto, Yes. The motion was approved 7-0.

**EXECUTIVE SESSION:**

A motion was made by Mr. Gordon and seconded by Mr. Reynolds to go into closed session at 7:58 p.m. Roll Call: LaSalle, Yes, Reynolds, Yes, Gordon, Yes, LaMonica, Yes, Sayer, Yes, Manny Oliveira, Yes, and Salvanto, Yes. The motion was approved 7-0.

A motion was made by Mr. Gordon and seconded by Mr. Reynolds to reconvene the regular meeting at 8:40 p.m. Roll Call: LaSalle, Yes, Reynolds, Yes, Gordon, Yes, LaMonica, Yes, Sayer, Yes, Manny Oliveira, Yes, and Salvanto, Yes. The motion was approved 7-0.

**ADJOURNMENT:**

The meeting was adjourned at 8:45 p.m.

Respectfully Submitted, Gail Tynan, Planning Board Secretary