

MINUTES
ROSELAND PLANNING BOARD
REGULAR MEETING
April 18, 2022 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 Louis LaSalle
Michael Oliveira, Vice Chairman
Anthony Mack, Mayor's Alternate
Joe Rolli
William Johnson
Manny Oliveira
Councilwoman Eileen Fishman 7:05 pm
Kevin Codey Alt # 2

Those absent were:

Mayor James Spango
David Jacobs Alt #1
Joe LaMonica
Jack A. Gordon

Board Professionals:

Vincent Loughlin, Board Attorney
Ralph Tango, Board Engineer
Dan Bloch, Board Planner

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.

APPROVAL OF MINUTES:

Minutes from the February 28, 2022 Meeting. Motion to approve by Mr. Michael Oliviera; second by Mr. Johnson. Seven members voted in favor; Councilwoman Fishman abstained.

RESOLUTIONS:

None.

NEW BUSINESS:

Appointment of conflict planner & engineer for 2022. Motion to approve the planning firm of Topology & Neglia Engineering by Councilwoman Fishman; second by Mr. Johnson. All members present voted in favor.

PUBLIC HEARINGS:

a.) Carried from the March 21, 2022 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.

Application carried to the June 27, 2022 regular meeting

Board Member Michael Oliviera recused himself and left the meeting.

b.) Appeal # 21-06 of Green Power Developers, contractors for Eisenhower 101, 103, 105 FO LLC, owner of property situate block 20, lots 3, 7 & 8, known as 101, 103 & 105 Eisenhower Parkway, Roseland NJ requesting Minor Site Plan approval for roof top solar arrays.

Simone Calli, attorney for the applicant, gave a brief summary of the proposed work.

Chairman LaSalle asked the board professionals to review their reports and comment on any remaining items of concern. Board Engineer, Ralph Tango, indicated that the applicant has agreed to all items listed in the report. Board Planner, Dan Bloch, stated that all items requested had been submitted and no variances were required.

Witness # 1 – Dan Shenal, PE – Dynamic Engineering – 245 Main Street, Chester, NJ. Mr. Shenal reviewed his professional credentials and was accepted as a professional in engineering. Mr. Shenal then reviewed the site and scope of work involved with the proposed roof top installations. He then reviewed the number of panels to be installed at each address, and the proposed layout on each roof which allowed for existing HVAC units to remain in place as well as his testimony that the array will leave appropriate roof access as per the fire code. The buildings were also evaluated for structural stability for the proposed installations. No additional work is being proposed for the site.

Chairman La Salle then asked the board professionals & board members if they had any questions.

Board Engineer , Ralph Tango, asked about temporary staging during construction. Mr. Shenal stated that the staging would take place in the parking area and would only be for a few days while materials are loaded to the roof.

Board Planner, Dan Bloch, inquired as to the amount of power being produced and confirmed that no excess power was to be sold back to the utility.

Public Questions/ Comments – None

Witness # 2 - Ramm Pervmel – Principal with Green Power, 1430 Rt 34, Wall, NJ. Mr. Pervmel provided an overview of the design, an evaluation of the current power usage and available roof area. The amount of power produced is to be approximately eight to eleven percent of total power usage.

Board member Codey asked about the total kilowatt hours to be produced. Mr. Pervmel reviewed each location and summarized the amount of power used and the amount of power expected to be generated by the proposed installations.

Ms. Calli then indicated to the board that the presentation was concluded and asked the board to consider the application.

Motion to approve by Mr. Codey; second by Mr. Johnson. All members present in favor.

GENERAL BUSINESS: -

A special meeting was proposed to be held on May 2, 2022 also to be held by Zoom at 7 pm.

A motion was made by Councilwoman Fishman and seconded by Mr. Mack to adjourn the

meeting. The meeting was adjourned at 7:39 pm.

Respectfully Submitted,
James Campbell
Planning Board Secretary