**MINUTES**

**ROSELAND PLANNING BOARD**

**REGULAR MEETING**

**October 17, 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

 Joe LaMonica

William Johnson

David Jacobs Alt #1

Those absent were:

 Mayor James Spango

Jack A. Gordon

 Manny Oliveira

 Councilwoman Eileen Fishman

 Kevin Codey Alt # 2

Board Professionals:

Vincent Loughlin, Board Attorney

Ralph Tango, Board Engineer

**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 September 19, 2022, meeting. Motion to approve by Mr. Jacobs, second by Mr. Johnson. Seven eligible members in favor of approval.

**NEW BUSINESS: - None**

**RESOLUTIONS: -**

1. Appeal # 22-05 of Brach-Eichler, lessee of property situate block 20, lot 8, known as 101 Eisenhower Parkway, Roseland, NJ, requesting C Variance relief for two proposed wall signs where one is permitted and a sign area of 196.5 square feet each, where 90 square feet is allowed in the OB2 Zone

Motion to approve by Mr. Michael Oliviera, second by Mr. Johnson. Five eligible members in favor

**PUBLIC HEARINGS:**

a.) Carried from the September 19, 2022 meeting, Appeal # 21-01 of Roseland Redevelopers LLC, purchaser under contract of property situate block 21, lots 22 and 22.01, known as 117 Harrison Avenue, Roseland, NJ, carried from the April 18, 2022 meeting, requesting Major Site Plan approval to construct 104 market rate and 30 age restricted residential units along with associated site improvements.

Peter Flannery – Attorney for applicant

Review of request to carry application to November for continuation of notice purposes due to revisions in site plan and at the request of Philip Neuer, Esq, so that Mr. Neuer could attend the December 19, 2022 meeting where it is anticipated that the application would proceed on that date. Mr Flannery agreed to an extension in time as well.

A motion to carry the application to the November 21, 2022 meeting was made by Mr. Michael Oliviera and seconded by Mr.LaMonica.

c.) Request for extension of Appeal # 21-05 of Kevin Codey & James D’Alessandro, owners of property situate block 51, lots 3 & 5, known as 1 Ford lane & 24 Holmehill Lane, Roseland NJ, requesting Minor Subdivision Plan Approval for lot line adjustments

Joseph Wenzel – Attorney for applicant

Review of written request to extend the time to sign the subdivision plat to January 2023 by Board Attorney Loughlin due to difficulties in getting the signatures required for the plat

Motion to approve by Mr.LaMonica, second by Mr.Johnson. Six members in favor.

**GENERAL BUSINESS: - None**

A motion was made by Mr. Jacobs and seconded by Mr. Mack to adjourn the meeting. The meeting was adjourned at 7:22 pm.

Respectfully Submitted,

James Campbell

Planning Board Secretary