

**NUTES**  
**ROSELAND PLANNING BOARD**  
**REGULAR MEETING**  
**May 15, 2023 at 7:00 PM**

**CALL TO ORDER:**

James Campbell called the meeting to order at 7:00 p.m. Those present on roll call were:

Chairman Louis LaSalle  
Councilwoman Eileen Fishman  
Anthony Mack, Mayor's Alternate  
William Johnson  
Joe LaMonica  
Joseph Rolli  
David Jacobs Alt # 1  
Kevin Codey, Alt # 2

Those absent were:  
Mayor James Spango  
Michael Oliveira, Vice Chairman  
Jack A. Gordon  
Manny Oliveira

Board Professionals:  
Vincent Loughlin, Board Attorney  
Joseph Pomante, Board Engineer  
Golda Speyer, Conflict 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 March 20, 2023 meeting: Motion to approve by Mr. Jacobs, second by Councilwoman Fishman. Five eligible members present voted in favor of approval.

Minutes from the April 17, 2023 meeting: Motion to approve by Mr. LaMonica, second by Councilwoman Fishman. Four eligible members present voted in favor of approval.

**NEW BUSINESS: NONE**

**RESOLUTIONS: NONE**

**PUBLIC HEARINGS: -**

a.) Appeal # 20-08 of The Gardens at Roseland, LLC, owner of property situate block 12, lots 24.03 & 24.05, known as 146 & 170 Harrison Avenue, Roseland, NJ, requesting extension of time to obtain outstanding approvals from other governmental or quasi-governmental entities and to record the subdivision plat as per N.J.S.A.40:55D-47f

Applicant Attorney, Danielle Federico, Esq , appeared and summarized the request for extension.

Board Attorney Loughlin, reviewed the written request and summarized the process for the extension request.

Chairman LaSalle then asked the board and public for any questions of which there were none and then asked for a motion to approve.

Mr. LaMonica made the motion to approve the extension and a second was voiced by Mr. Johnson. Seven members present voted in favor of approval. Mr. Mack abstained.

b.)Appeal # 22-07 of Woodmont Senior Living LLC, purchaser under contract of property situate block 30, lot 1, known as 65 Livingston Avenue, Roseland NJ, requesting Major Site Plan approval in conjunction with proposed residential development with a 181unit Assisted Living & Memory Care Facility and 42 Affordable Housing Units and associated site improvements

Emily Weiner, Esq., attorney for the applicant, gave a brief overview of the proposed development and list of witnesses to present testimony.

Mr. LaMonica noted for the record that a productive TRC meeting was held on March 27, 2023.

Witness # 1 – Stephen Santolo, Esq – Woodmont Properties

Mr. Santolo gave a brief summary of the proposed project and history of the Woodmont Company and their commitment to Roseland to produce a superior senior living development. He then reviewed the proposed operations and amenities for the residents, including a coffee shop, pub, fitness center, business center as well as a retail space with tenant unknown at this

time. All amenities are only available to the residents; only the retail space will be open to the public as well.

Chairman LaSalle inquired about sidewalks along Livingston Ave. Mr. Santolo indicated that there were some challenges associated with that stretch of Livingston Ave and that Eric Keller, PE, would testify about this issue.

Chairman LaSalle then opened the meeting up to questions from the board members and professionals.

Mr. LaMonica recounted a question regarding liquor licenses for the proposed community. Mr. Santolo stated that a private facility would not require a liquor license.

Board Conflict Planner, Golda Speyer, introduced herself and asked confirmation as to the size of the retail space and if trash were to be handled by a private hauler. Mr. Santolo confirmed the retail space as 2000ft<sup>2</sup> and that all trash would be handled by a private company.

Board Engineer, Joseph Pomante, asked about the potential amount of vehicles. Mr. Santolo responded that some vehicles would be onsite from some residents but for the most part, resident vehicles would be minimal.

Mr. Pomante asked about visiting hours and Mr. Santolo indicated that there were really no restrictions as they encouraged visitors as to make the living experience that much more enjoyable.

Chairman LaSalle, then opened up the meeting to the public as to which there were none.

Witness # 2 - Eric Keller, PE, PP – Bowman Engineering, 6 Campus Dr , Parsippany, NJ , reviewed his credentials and was accepted by the board as a professional in the field of engineering. Mr. Keller reviewed the current conditions with the vacant building to be demolished and reviewed the proposed levels of senior care as well as the proposed 42 affordable units to be incorporated into the development.

Mr.Keller stated that some of the existing easements would need to be adjusted due to the proposed development at 6 Becker Farm Rd.

Mr. Keller then introduced Exhibit A-1 which was a 2022 Aerial Photo of the site and reviewed the photo of adjacent properties.

Mr. Keller then introduced Exhibit A-2, which was a colorized site plan with proposed landscaping.

He then reviewed the site with the different components as to the senior living, assisted living and memory care portion, as well as the affordable units.

Mr. Keller reviewed the exterior facilities as to sidewalks, parking, ADA accessibility as well as the requirement for EV parking spaces being disbursed throughout the site.

Two signs are being proposed with an area of 60ft<sup>2</sup> total to be at each driveway entrance where 10ft<sup>2</sup> is allowed.

The proposed open space amount is 20%, which would comply with the borough's ordinance.

A stormwater report was submitted with the complying aspects to be instituted on site.

Chairman LaSalle asked what the distance was to Livingston Ave from the closest buildings. Mr. Keller stated that the distance was 146 feet from the senior building and 145 to the affordable building.

Water mains would be piped from Becker Farm Rd and would loop around the entire site and four hydrants would be at each corner as requested by the fire department.

All utilities are to be underground and all exterior lighting would be on from dusk to dawn and are dark sky compliant and all lighting standards are being met with uplighting only at the proposed monument signs.

Chairman La Salle then asked for questions from the board members and professionals.

Mr. Codey asked if 268 parking spaces were too many as he would rather have additional green space instead of pavement. Mr. Santolo stated adequate parking is being provided based on the proposed use. Some spaces were removed from the easement access of Avalon Bay due to some concerns.

Board Conflict Planner, Golda Speyer, inquired about banked parking in the Avalon easement. Mr. Keller stated that the spaces were not going to be banked but to be removed to accommodate the Avalon access.

Ms. Speyer then asked about the size of the proposed dog run. Mr. Keller did not have the size on hand.

Ms. Speyer asked about the possibility of more outdoor opportunities behind the affordable building as well as bike racks. Mr. Keller indicated that the rear area could be expanded somewhat but didn't want to impede on the privacy of the first floor tenants. Also adding bike racks could be done.

Board Engineer, Joseph Pomante, asked Mr. Keller to review the easements as laid out on the site plan. Mr. Keller then reviewed the site plan and indicated where the sewer, access, stormwater, water main and sidewalk easements would be required.

Mr. Keller then reviewed the Boswell review letter and conditions of which there were no objections.

Mr. Keller then summarized the traffic letter and anticipated trip calculations.

Mr. Keller also stated that the plans met with the police, fire and EMS needs for access and turning radius capabilities.

Chairman La Salle then asked for questions from the public of which there were none.

Mr. Keller then stated that the only variance was for the sign at the entrance of 60ft<sup>2</sup> where 10ft<sup>2</sup> is allowed was being requested and testified that there was no negative impacts or detriment to the public.

Chairman LaSalle asked if there were prior applications with similar signage requests and Board Attorney Loughlin indicated there had been similar signage requests granted in the past.

Board Planner Speyer asked if there would be a sign for the proposed retail space. Mr. Keller indicated that retail signage would be discussed by another witness.

Witness # 3 Mark Kuberski, AIA, Meyer Design, 227 Lancaster Ave, Ardley, PA, reviewed his credentials and was accepted as an expert in the field of architecture.

Mr. Kuberski then reviewed the proposed plan for the different senior living portions of the buildings as well as the amenities to be provided.

Chairman LaSalle asked about elevators and sizing for EMS use. Mr. Kuberski reviewed all of the elevator locations and indicated that they were all sized to accommodate EMS equipment and stretchers.

Mr. Kuberski then reviewed the exterior elevations, proposed colors and materials. He then reviewed some of the interior floorplans for individual units. HVAC units would be located on the roof but would be screened within a recessed well within the roof. The height of the building to be 53 feet which complies with the zone. All trash to be removed by a private hauler. All other utilities are to be screened from view as well.

Chairman LaSalle then opened up the meeting to questions from the board members and professionals.

Board Planner Speyer asked about the heights of any light fixtures and types of fixtures as well as the design of the proposed trash enclosure. Mr. Kuberski stated that the exterior lighting would be residential style lighting and that all trash enclosures would be screened in their own enclosures.

No members of the public were on hand for questions.

Witness # 4 – Steve Tietke, AIA, 53 E Main Street, Holmdel, NJ, reviewed his credentials and was accepted by the board as an expert in architecture.

Mr. Tietke then reviewed the plans for the separate building for the 42 affordable units.

#### Ex A-3 – Colorized Building Rendering of the Affordable Building

He then reviewed the exterior colors and materials to be consistent with the other senior buildings. He then reviewed the interior floorplans of the proposed units. First floor units to be ADA compliant as required by code.

Chairman LaSalle then asked the board members and professionals for questions.

Board Planner Speyer stated that it was recommended to use cement siding in lieu of vinyl. Mr. Tietke stated that the proposed siding was of superior quality and had been used in other locations.

Ms. Speyer then inquired as to ADA units on the upper floors as to Mr. Tietke stated that only ground floor units were required to be ADA accessible.

Board Engineer Joseph Pomante asked about the exterior HVAC units and about the trash enclosure for the affordable units. Mr. Tietke stated that all units would be located behind the building and would be screened. As for the trash enclosure, Mr. Tietke deferred to the applicant regarding trash facilities for the affordable building, at which point Mr. Santolo stated that would be worked out and would be reviewed prior to any final determination of the location.

No public was on hand for questions of this witness.

Witness # 5 -- Thomas Carman, LIA, 200 Union Ave, Brielle, NJ, reviewed his landscape credentials and was accepted as expert in landscape architecture.

Mr. Carman did a review of the proposed plantings throughout the site using previously submitted Exhibit A-2

#### Ex A-4 – Close up Colorized Site plan of the assisted living courtyard and dog run.

Mr. Carman reviewed the details for the courtyard to include tables and chairs, grilling facilities, and proposed plantings.

Ex A-5 – Memory Care and Independent Living Courtyards. Memory Care Courtyard is enclosed by the building on the rooftop while the independent living area is proposed to include grilling areas, tables and chairs and other proposed amenities for social outdoor activities.

Chairman LaSalle opened up the meeting to the board members and board professionals.

Applicant Attorney Weiner provided closing statements indicating that the applicant would comply with all of the conditions as requested.

Chairman LaSalle asked about sidewalks along Livingston Ave and the applicant agreed to have a future discussion and then asked the board for any final questions.

Mr. Mack asked about how many parking spaces are required. Attorney Weiner stated that 268 spaces are required and 298 are being provided.

Mr. Jacobs stated that sidewalks on Livingston Ave should be incorporated to keep pedestrians from walking in the roadway.

There were no members of the public present for questions or comments.

Board Attorney Loughlin reviewed all of the conditions for the board to consider as well as stating that a developer's agreement would need to be drafted and instituted.

Chairman LaSalle then asked for a motion of approval. Mr. Codey made a motion to approve and a second by Mr. Johnson. Seven members present voted in favor of approval. Councilwoman Fishman's vote was listed as "abstain" due to technical difficulties.

### **GENERAL BUSINESS:**

Chairman LaSalle then asked all of the board members to ensure that they had completed the annual financial disclosure and if needed by any member to complete the mandatory training.

A motion was made by Mr. Johnson and seconded by Mr. Jacobs to adjourn the meeting. The meeting was adjourned at 9:35 pm.

Respectfully Submitted,  
James Campbell  
Planning Board Secretary