

**MINUTES
ROSELAND PLANNING BOARD
REGULAR MEETING
AUGUST 21, 2017**

CALLED TO ORDER:

Lou LaSalle called the meeting to order at 7:04 p.m. Those present on roll call were:

Louis LaSalle, Chairman
Michael Oliveira
Richard Reynolds
Councilman Jacobs
Joe LaMonica
Manny Oliveira
Joseph Rolli
Donna Schiavone
Steve Salvanto, Mayor's Alternate
Vincent Loughlin, PB Attorney

Those absent were:

Jack A. Gordon
Ralph Tango, PB Engineer
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 January 26, 2017 as so certified by the Secretary. Notice has also been posted in a public place in Borough Hall, 19 Harrison Avenue, Roseland, NJ.

APPOINTMENT OF PLANNING BOARD SECRETARY:

Chairman LaSalle briefly discussed Melissa Barnes' credentials and the interviews that he conducted when searching for a Land Use Administrator and Planning Board Secretary.

A motion was made by Mr. Michael Oliveira and seconded by Mr. Reynolds to appoint Melissa Barnes as Planning Board Secretary. Roll Call: LaSalle, Yes, Michael Oliveira, Yes, Reynolds, Yes, Councilman Jacobs, Yes, LaMonica, Yes, Manny Oliveira, Yes, Rolli, Yes, and Salvanto, Yes. The motion was approved 8-0.

APPROVAL OF RESOLUTION:

#17-01 – 8 Eisenhower Parkway – Block 32, Lot 9.

A motion was made by Mr. Reynolds and seconded by Councilman Jacobs to approve the 8 Eisenhower Parkway Resolution. The resolution allows Roseland Owner LLC to construct a new

clubhouse building in place of the tennis courts and to reposition a tennis court. Roll Call: LaSalle, Yes, Michael Oliveira, Yes, Reynolds, Yes, Jacobs, Yes, LaMonica, Yes, Manny Oliveira, Yes, Rolli, Yes, and Schiavone, Yes. The motion was approved 8-0.

GENERAL BUSINESS:

- a. Vouchers – August Bill List

Unanimously approved.

- b. Schedule TRC meeting for SAS Stressteel, Inc, 440 Eagle Rock Avenue, Block 11, Lot 29.

At the request of the applicant's attorney, Mr. Miller, this application will be carried until the September 18th Planning Board meeting. The application was not publicized in the local newspaper 10 days in advance; therefore, it will be postponed until the next meeting. Chairman LaSalle explained the importance of this meeting. Joe LaMonica stated that he would like the TRC meeting to be held the week of September 11th. Mr. Loughlin explained to a Roseland resident that if they would like to make a statement on this application, they will need to come to the next Planning Board meeting on September 18th. A motion was made by Mr. Michael Oliveira and seconded by Ms. Schiavone to continue the SAS Stressteel Inc. application at the next Planning Board meeting on September 18th and hold a TRC meeting prior to that. Roll Call: LaSalle, Yes, Michael Oliveira, Yes, Reynolds, Yes, Councilman Jacobs, Yes, LaMonica, Yes, Manny Oliveira, Yes, Rolli, Yes, and Schiavone, Yes. The motion was approved 8-0.

- c. Master Plan Review

Councilman LaSalle wants to discuss with the committee what the town wanted to accomplish during the last Master Plan review, what was actually accomplished, and what our ideas are moving forward.

Last time the committee met there was the possibility of new affordable housing becoming mandatory and a hotel being built. It was questioned why AvalonBay was not required to include low-moderate income housing, and it was explained that there was no COAH requirement when their complex was constructed. It was also verified that COAH can trump any ordinance. Chairman LaSalle stated that he would like to create a new housing plan to present to COAH so they do not mandate a plan.

Chairman LaSalle stated that the members of the Master Plan Review Committee should include:

- Two Planning Board Members - typically the Chairman and Vice Chairman
- Two Board of Adjustment Members- typically the Chairman and Vice Chairman
- Both Boards' Attorneys
- Two Members of the Council - typically the Mayor and Mayor's designee
- Town Engineer

- Town Planner
- Planning Board Secretary

He would also like to create an advisory committee which will be made up of two (2) Planning Board members to advise and assist with ideas. The Planning Board members who would be interested in being part of the advisory committee are Ms. Schiavone, Mr. Manny Oliveira, Councilman Jacobs, Mr. Reynolds, Mr. LaMonica, Mr. Michael Oliveira, and Mr. Salvanto.

d. Other Business

Mr. Rolli brought up a concern about the Council Meeting that was held on August 15th. He stated that he believes there are too many units per acre allowed in the Borough and feels it should be much less. A few people expressed that AvalonBay was a specific concern. Chairman LaSalle also mentioned that the Council Meetings should consist of more questions and answers. He also stated that time limits should be adhered to for residents that come to the podium and less time wasted on back and forth arguing.

ADJOURNMENT:

The meeting was adjourned at 7:40 p.m.

Respectfully Submitted, Melissa Barnes, Planning Board Secretary