

**MINUTES  
ROSELAND PLANNING BOARD  
REGULAR MEETING  
SEPTEMBER 18, 2017**

**CALL TO ORDER:**

Chairman LaSalle called the meeting to order at 7:03 p.m. Those present on roll call were:

Louis LaSalle, Chairman  
Michael Oliveira, Vice Chairman  
Councilman David Jacobs  
Joe LaMonica  
Steve Salvanto, Mayor's Appointee  
Vincent Loughlin, PB Attorney  
Ralph Tango, PB Engineer

Those absent were:

Jack A. Gordon  
Richard Reynolds  
Manny Oliveira  
Mayor John Duthie  
Joseph Rolli, Alt. #1  
Donna Schiavone, Alt. #2

**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 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.

**APPROVAL OF MINUTES:**

The minutes of the Regular Meeting of August 21, 2017 were reviewed for approval. A change in the minutes was requested by Mr. LaMonica.

A motion was made by Mr. Michael Oliveira and seconded by Mr. LaMonica to approve the minutes as amended. Roll Call: Chairman LaSalle, Yes; Mr. Michael Oliveira, Yes; Councilman Jacobs, Yes; Mr. LaMonica, Yes; and Mr. Salvanto, Yes. The motion was approved 5-0.

**APPLICATIONS TO BE HEARD:**

**#17-05 – SAS Stressteel, Inc. – Block 11, Lot 29.**

Request for site plan approval and approval of three variances: hours of truck operation; request for reduction in the required parking; and request to extend the existing rail spur.

Mr. Lane Miller, attorney for the applicant, explained that the application was for the change of truck operation hours, the elimination of several parking spaces, and extension of the rail spur. He went into more detail regarding the delivery and pick-up hours for the trucks and railroad carts stating that they are requesting truck operation hours of 6 a.m. to 8 p.m. Monday through Friday and 6 a.m. to 5 p.m. on Saturdays. The permitted hours for the Borough of Roseland are 8 a.m. to 6 p.m. Monday through Friday with no Saturday hours. Mr. Miller continued by saying that there would only be occasional deliveries and pick-ups outside of the ordinance truck operation hours. He also elaborated by saying they would like to reduce the existing 116 parking spaces in the lot by 25 and make it 91 parking spaces.

Mr. Charles Stewart, the applicant's engineer, briefly discussed his qualifications to the board and then continued by explaining the submitted site plan. Mr. Stewart showed the parking placement and the railroad placement and explained to the board the extended driveway proposal along with the removal of the parking spaces. He explained that they only need about 50 parking spaces because they have 27 employees right now and only foresee a maximum of 50 employees in the future. As for the widening of the driveway, since it is a county road it will need to be approved by the county, which the applicant is aware of. Mr. George Piltzecker, a Roseland resident, expressed concerns about firetruck entrances and exits and Mr. Stewart explained that there will be no changes in fire access to the building.

Mr. Gray, the applicant, explained the background and operations of SAS Stressteel Inc. He said they rebar steel rods into round and square shapes. All of the truck loading and unloading will be done inside of the warehouse. He explained how there will be less truck deliveries with the rail access, but stated that they will still need the extended truck operation hours because the trucks will be going to and from New York City and this is to beat the traffic in the city. There will be 1 to 2 rail deliveries per week and 5 to 8 trucks per day and even with more company growth they will not need more truck deliveries or pick-ups because of the rail. The trucks will be scattered, there will only be two trucks at a time with a two-hour loading window.

Mr. Gray went on to explain that SAS Stressteel Inc. will be the tenant and sole proprietor in the warehouse and Mr. Riker will own the building. Mr. Riker is 84 years old and currently owns the buildings for SAS Stressteel Inc. in Germany and Canada. Mr. Gray added that he is a related party who is known for keeping properties and that SAS Stressteel Inc. is used to adapting to communities. Several members from the board expressed a concern with the rail deliveries and asked if they would be able to cut the deliveries of potentially two rails per week to only one and Mr. Gray said that is something he could speak to the rail road about. There was an extensive discussion between the board and Mr. Gray regarding the necessary truck operation hours and rail deliveries for the business. Regarding the interior changes, Mr. Gray explained that there will be some cranes and accessories installed. When the preliminary floor plan was shown as exhibit A-1, Mr. Stewart told the board that the plan is to have a similar configuration with the manual welding and material storage inside of the warehouse.

A concern for several residents was that the noise from the trucks will be excessive. Mr. Herman Jaegel, a Roseland resident, spoke in front of the applicant and board explaining that he appreciates the clarity from the applicant and his attorney, but he still believes the noise will be an issue for the residents close to the property. Mr. Gray told the residents and the board that there will never be trucks waiting outside of their property before 6 a.m. He assured everyone that their business will not open until 6 a.m. and the drivers are aware that they cannot come before then and based on his business in Fairfield it has not been an issue for the past 8 years. Mr. LaSalle told Mr. Gray that if the truck operations hours of 6 a.m. to 8 p.m. are granted, then they will absolutely be enforced.

Mr. Joseph Staigar, the applicant's traffic engineer, described his qualifications and the board decided he is also qualified to testify as a noise expert. He said that for an industrial company there is unusually light noise. Mr. Staiger discussed the sound waves and when he used the noise meter outside of the property it was 61-64 decibels and speaking in the council room it was approximately 75 decibels. Before deliveries were made it was about 50-55 decibels, which is ten times less noise. He suggested replacing the chain-link fence with a solid one and he also suggested replacing the evergreens behind the fence.

Mrs. Susan Piltzecker, a Roseland resident, who lives next to the property with her second-floor bedroom located above the berm, expressed concern that they will be able to hear the noise more than everyone else.

Mr. Michael Oliveira asked if Mr. Gray would be able to change the requested start of the truck operation hours from 6 a.m. to 7 a.m. on Monday through Friday.

A break was taken from 9:09 p.m. to 9:21 p.m.

Roll Call: Chairman LaSalle, Yes; Mr. Michael Oliveira, Yes; LaMonica, Yes; Councilman Jacobs, Yes; Mr. Salvanto, Yes; Mr. Loughlin, Yes; and Mr. Tango, Yes.

Mr. Gray then told the board that he spoke with his superior in Germany and he cannot change the start of the truck operation hours from 6 a.m. to 7 a.m. on Monday through Friday, but he is willing to work with all other conditions. Mr. Gray was asked if he could change the requested end of the truck operation hours from 8 p.m. to 7 p.m. Monday through Friday.

Mr. Gray then countered with his colleagues and Mr. Miller to discuss if the board's request could be accepted from 9:34 p.m. to 9:38 p.m.

Mr. Gray stated that he cannot accept 7 p.m. as an end to truck operation hours Monday through Friday. Mr. Loughlin listed the conditions thus far as:

- Truck operation hours 6 a.m. to 8 p.m. Monday through Thursday, 6 a.m. to 7 p.m. Friday, and 8 a.m. to 5 p.m. on Saturday.
- Trucks come through the westerly end only
- Fire and police department inspections before moving forward

- Forester involvement for the landscaping
- Coordinate deliveries with the railroad – only once a week
- Parking must be restriped on westerly end
- No rail deliveries on weekends
- No overnight parking
- No work done outside of warehouse
- Security lighting plan
- Clear trucking signage

A few members of the board expressed a concern to Mr. Gray regarding kids making the railroad cars a hangout if they are left overnight. Mr. Gray stated that there will be cameras placed covering the parking lot and railroad. Mr. Loughlin listed the conditions once again before voting.

A motion was made by Mr. Oliveria and was seconded by Mr. Salvanto to approve the application as presented with the above-noted conditions. Roll Call: Chairman LaSalle, Yes; Mr. Michael Oliveira, Yes; Councilman Jacobs, Yes; Mr. LaMonica, Yes; and Mr. Salvanto, Yes. The motion was approved 5-0.

#### **GENERAL BUSINESS:**

a. Vouchers – September Bill List

Chairman LaSalle confirmed with Mr. Loughlin that he is not required to have the bill list approved by the board each month. They decided that it is between the chairman and the secretary, but the bill list will still be given to the board members to review and will still be included on the agendas.

b. Master Plan Review

Chairman LaSalle told the board that there will be a Master Plan Review Meeting on Tuesday, September 26, 2017 from 11 a.m. to 1 p.m. He briefly explained what will be discussed during that meeting and who will be attending.

#### **ADJOURNMENT:**

The meeting was adjourned at 10:12 p.m.

Respectfully Submitted,  
Melissa Barnes  
Planning Board Secretary