

**MINUTES
ROSELAND PLANNING BOARD
REGULAR MEETING
OCTOBER 16, 2017**

CALL TO ORDER:

Chairman LaSalle called the meeting to order at 7:09 p.m. Those present on roll call were:

Louis LaSalle, Chairman
Joe LaMonica
Jack A. Gordon
Joseph Rolli, Alt. #1
Donna Schiavone, Alt. #2
Vincent Loughlin, PB Attorney
Ralph Tango, PB Engineer

Those absent were:

Michael Oliveira, Vice Chairman
Councilman Jacobs
Richard Reynolds
Manny Oliveira
Mayor John Duthie
Steve Salvanto, Mayor's Alternate

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 September 18, 2017 were reviewed for approval. A change in the minutes was requested by Mr. LaMonica.

A motion was made by Mr. LaMonica and seconded by Chairman LaSalle to approve the minutes as amended. Roll Call: Chairman LaSalle, Yes; Mr. LaMonica, Yes. The motion was approved 2-0.

RESOLUTIONS TO BE APPROVED & MEMORIALIZED:

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

Resolution of approval for site plan approval to extend truck operation hours, reduce the number of parking spaces, and extend the existing rail spur at 440 Eagle Rock Avenue in the RM-Zone.

A motion was made by Mr. LaMonica and seconded by Chairman LaSalle to approve and memorialize the resolution as presented. Roll Call: Chairman LaSalle, Yes; Mr. LaMonica, Yes. The motion was approved 2-0.

APPLICATIONS TO BE HEARD:

#17-06 – The Prudential Insurance Company of America – Block 34, Lot 1.1, 2.1, 2.2.

Application for site plan approval with sign height and area variances at 55, 56, and 80 Livingston Avenue in the OB-2 Zone.

The applicant's attorney, Tom Trautner, explained what their application consisted of and why they believed it was necessary. Mr. Trautner then introduced his witness Bradford Bohler from Bohler Engineering, 35 Technology Drive in Warren, NJ. Mr. Bohler was sworn in and briefly described his background. He then presented Exhibit A-1, which was a larger version of the site plan that was originally submitted with the application.

Mr. Bohler explained where each sign would be located, what was existing versus being proposed, and why the work they are proposing was necessary. He discussed each individual sign and spoke in detail about the work that will be done to each of them. He believed the new signs would be aesthetically pleasing and that they were necessary to include more information. Mr. Bohler also felt that these signs would improve the safety of the area due to the larger letters that are proposed, would promote a better traffic flow, and cause no detriment to the area.

Mr. LaSalle agreed that the signs were necessary to the community. Mr. Tango stated that he believed that the requested waivers made sense and he had no other questions or comments. No other Board members had any questions or comments regarding the information presented.

A motion was made by Mr. Gordon and seconded by Mr. Rolli to approve the application as presented. Roll Call: Chairman LaSalle, Yes; Mr. Gordon, Yes; Mr. LaMonica, Yes; Mr. Rolli, Yes; and Ms. Schiavone, Yes. The motion was approved 5-0.

GENERAL BUSINESS:

a. Vouchers – October Bill List

Chairman LaSalle stated that the bill list does not need to be approved by the Board, but only needs to be discussed between the Planning Board Secretary and himself. None of the Board members had any questions or concerns regarding the bill list.

b. Master Plan Review

Chairman LaSalle explained to the board what was discussed at the last Master Plan Review Meeting and that the next meeting would be held on October 24, 2017 from 11:00 a.m. to 1:00 p.m.

ADJOURNMENT:

The meeting was adjourned at 7:42 p.m.

Respectfully Submitted, Melissa Barnes
Planning Board Secretary