**ROSELAND PLANNING BOARD**

**PUBLIC MEETING MINUTES**

**February 15, 2021**

A Public Meeting of the Planning Board of the Borough of Roseland was held on February 15, 2021 at 7:00 p.m. REMOTELY due to the fact that both the federal and state governments have declared a state of emergency in response to the outbreak of the COVID-19 virus, that limits gatherings and requires social distancing. The platform ZOOM was used to allow for video and/or audio access to the meeting. Chairman LaSalle opened the meeting at 7:00 and read the opening statement.

**ROLL CALL**

**Members Present**

Chairman LaSalle

Michael Oliveira,

Jack A. Gordon,

Joe LaMonica,

Manny Oliveira,

Councilwoman Eileen Fishman,

Kevin Codey, Mayor’s Alt

Joseph Rolli,

David Jacobs, Alt # 2

**Members Absent**

Richard Reynolds

William Johnson, Alt # 1

Mayor James Spango

**Board Professionals**

Vince Loughlin, Esq., Board Attorney

Ralph Tango, P.E., Board Engineer

Daniel Bloch, P.P., AICP, Board Planner

The meeting was called to order by Chairman LaSalle and read the Statement of Adequate Notice that was provided as required by the Open Public Meetings Act by written notice. Said notice was given to the Caldwell Progress, Essex County Star Ledger, posted on the Borough of Roseland Web site, and filed with the Clerk of the Borough of Roseland on February 8, 2021 and copies of this notice were mailed to all persons, complying with the regulations providing for the mailing of said notice at least 48 hours prior to the time of this meeting. I direct that this statement together with a copy of said notice be incorporated into the minutes.

**Pledge of Allegiance**

**Reorganization for 2021**

Swearing in Board Members & Board Professionals

Councilwoman Fishman was sworn in for a 1- year term as a Class III Member ending Dec 31, 2021

Mayor’s Alternate, Kevin Codey was sworn in for a 1-year year term as a Class I Member ending Dec 31, 2021

Joseph Rolli was sworn in for a 4-year term as a Class IV member ending Dec 31, 2024

David Jacobs was sworn in as Alt # 2 with a 2- year term ending dec 31, 2021

Dan Bloch, PP, was sworn in as the Board Planner for 2021

Ralph Tango, PE, was sworn in as the Board Engineer for 2021

Roll call of board members as listed above

**Minutes**

None

**Resolutions**

None

**Public Hearings**

1. Carried from the Jan 25, 2021 meeting, appeal # 20-07 of Eduardo DeLima, owner of property situate block 7, lot 3, known as 74 Glen Ave, Roseland NJ, requesting Minor Subdivision with C Variances to create three additional residential lots in the R-4 Zone, each lot to contain a new single family residential dwelling

APPLICATION CARRIED TO THE MARCH 15, 2021 MEETING

1. Appeal # 20-09 of Livingston Venture, LLC, owner or property situate block 30.2, lot 1 requesting Site Plan approval in conjunction with new ground & façade signs requiring C Variances

John Cromie – Attorney for applicant

Comment letters from Maser dated Dec 21, 2020 & Jan 27, 2021 reviewing proposed signage

Opening statement & Summary of application in OB 2 District for 6 variances for 2 monument & 2 façade signs for two principal tenants – Greenbaum Rowe Smith & Davis & McManimon Scotland & Baumann located at 75 Livingston Ave

Witness # 1 Andrew Gottesman – Owners Representative & CEO of Gottesman Real Estate Partners

Purchased building in 2017 with long term ownership in mind

Ongoing improvements, amenities and upgrades to building covered to improve tenant experience

Chairman LaSalle - having high end tenants in town is a good thing

Board Questions –

Dan Bloch – Greenbaum floor area within building

Public Questions – None

Witness # 2 – Keenen Hughes – PP

Summary of Professional Credentials

Ex P-1 - Aerial photo of subject site showing locations of proposed signage

Overview of site and adjacent properties & uses

Approval sought for 2 ground & 2 façade signs

Ex P-2 – MS& B facade sign

Halo lit with channel letter 73.3 sq ft of sign area

Greenbaum façade sign – 73.3 sq ft – same lighting & channel style

Variance # 1 for 2 wall signs where one is allowed

Review of ground signs

Ex P-3 - Site plans showing sign location in red - Livingston Ave & Choctow Way

Set back 30 feet from property line - sign to be address identifier

Sign to be non illuminated

Second ground sign at intersection of Becker Farm Rd & Livingston Ave

Sign to be illuminated by ground lighting

Variance # 2 – Sign setback proposed at 15 feet where 30 feet is required

Variance # 3 - Sign to contain address identifier & both tenant names

Only 1 tenant name & address identifier allowed

Variance # 4 – Sign width exceeds 5% of building plane width – 7.25 feet allowed, 10 foot width proposed

Variance # 5 – Sign height not to exceed 2/3rds of the permitted width of the sign which is 6.7 ft allowed, 7 feet of sign height is proposed

Variance # 6 – Two monument signs proposed on Livingston Ave where only one sign is allowed

Review of C-1 Hardship vs. & C-2 Flexible Variances

Positive Criteria for two façade signs that two tenants are large tenants and each sign on its own complies

Two ground signs with small tenant identifier is not a detriment

Reasonable request for proposed signage

Comparison to 56 Livingston Ave with ground sign with 2 names

Setback of 15 feet due to existing issues with flag poles on site

Dimensions of sign comply with exception of deviation for building width tied to sign size with max of 10 feet

Sign height of up to 8 feet allowed, permitted height of 2/3rds of proposed sign of 6.7 feet based on a non- complying width

Proposed signs are typical of a large office building

No current existing ground signs - 500 feet distance between proposed signs

Purposes A & G of the MLUL advanced by this proposal by allowing wayfinding & tenant identification

Promote general welfare of Purpose A & Employer presence under Purpose G

Negative Criteria – No result in detriment to the public good

Review of variances and signs at adjacent properties

Signs do not impact sight distances at intersections

No impairment to the Master Plan or Zoning Ordinance

Benefits outweigh the detriments and application should be approved

Board Questions –

Dan Bloch – Proposed type of lighting & intensity

Ralph Tango – Signs & sight distances

Joe LaMonica – Lighting times for illumination

Public Questions – None

Witness # 3 – Barry Jacobson – Lighting Contractor – Forman Signs, Philadelphia PA

Summary of other commercial work in NJ

Review of façade lighting “Halo Lighting” with metal channels and glow effect of reflected lighting within the letters

Illuminated signs to be on a timer

Board Questions –

Dan Bloch – Lighting intensity & adjustability

Ralph Tango – Review of lighting Ord and updates for LED style lighting

Councilwoman Fishman – Diming & timing of lights to be determined with certainty

Public Questions – None

Closing Statement by Attorney Cromie

The Board took a five minute break at approximately 8:35 pm while the applicant & applicant’s attorney conversed regarding timing of lights

Applicant will agree to condition of approval for timing of lights with a time to be specified prior to the adoption of the resolution and to a change in intensity if needed once lighting has been installed and reviewed by the board professionals

Public Comments –

Councilwoman Jean Perrotti – Concerns about timing of lights

Motion to approve by Codey, second by Gordon

Review of conditions by Board Attorney Loughlin

Roll call of board members : 9 Members in favor, 0 opposed

**General Business:**

None

**Adjournment:**

Motion to adjourn by Gordon, second by Codey. All members in favor

Meeting adjourned at 8:48 pm

Respectfully submitted

James Campbell – Board Secretary