**ROSELAND PLANNING BOARD**

**PUBLIC MEETING MINUTES**

**March 15, 2021**

A Public Meeting of the Planning Board of the Borough of Roseland was held on Monday March 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**

Mayor James Spango

Chairman LaSalle

Michael Oliveira,

Jack A. Gordon 7:05 pm

Joe LaMonica,

Councilwoman Eileen Fishman,

David Jacobs, Alt # 2

William Johnson, Alt #1

**Members Absent**

Richard Reynolds

Kevin Codey, Mayor’s Alt

Joseph Rolli,

Manny Oliveira

**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 March 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**

William Johnson was sworn on as Alternate # 1 with a two year term to expire on December 31, 2022

Roll call of board members as listed above

**Minutes**

Minutes from the December 21, 2020 meeting. Motion to approve by Michael Oliveira, second by Joe LaMonica, approved unanimously by the 5 eligible members present

Minutes from the January 25, 2021 meeting. Motion to approve by Michael Oliveira, second by Joe LaMonica. Approved by 4 members eligible. Mayor Spango abstained

**Resolutions**

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

Review of resolution by Board Attorney Loughlin.

Councilwoman Fishman had a concern about timing of lights on the monument signs

Applicant’s attorney, John Cromie, offered that dimers & timers would be installed to adjust the time & brightness if needed

Board Attorney Loughlin indicated that the proposed changes with dimers & timers could be incorporated into the resolution

Board Member Gordan indicated that was a positive feature to add and continued to support the application

Board Planner Dan Bloch commented that this approval was only for the C Variances and that the applicant must also seek Site Plan Approval

Review by Board Attorney Loughlin of what will be subsequently required for the site plan approval

Motion to approve resolution for C Variance portion of approval only by Gordon, second by LaMonica. Six members in favor , three eligible members absent.

**Public Hearings**

1. Carried from the February 15, 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 APRIL 19, 2021 MEETING

Chairman LaSalle confirmed the applicants correct name.

Statement by applicant as to the nature of the request to carry to April due to plan revisions

**General Business:**

Review of three proposed ordinances

1. Ord 04-2021 – Municipal Housing Liaison & administrative duties

Motion to approve proposed ordinance consistent with the Master Plan by Michael Oliveira, second by Johnson. Six members in favor. Mayor Spango & Councilwoman Fishman abstained

1. Ord 05-2021 – Ch 30 - Update to section 30-403.12 regarding the parking/storage of vehicles

Motion to approve proposed ordinance consistent with the Master Plan by LaMonica, second by Jacobs. Six members in favor. Mayor Spango & Councilwoman Fishman abstained

1. Ord 06-2021 – Amendment to Ch 30 to create the R-13/AH-7 Zone

Summary of ordinance as part of The Master Plan revision by Board Planner Dan Bloch & Mayor Spango

Motion to approve proposed ordinance consistent with the Master Plan by Johnson, second by Gordon. Six members in favor. Mayor Spango & Councilwoman Fishman abstained

**Adjournment:**

Motion to adjourn by Jacobs, second by Johnson. All members in favor

Meeting adjourned at 7:32 pm

Respectfully submitted

James Campbell – Board Secretary