

**MINUTES
ROSELAND PLANNING BOARD
REGULAR MEETING
FEBRUARY 25, 2019 at 7:00 P.M.**

CALL TO ORDER:

Mr. Michael Oliveira, Vice Chairman, called the meeting to order at 7:02 p.m., and stated that Chairman LaSalle would be joining the meeting later tonight.

Those present on roll call were:

Michael Oliveira, Vice Chairman
Councilman Jacobs
Joe LaMonica
Donna Schiavone
Joe Rolli, Alt. #1
Kevin Codey, Mayor's Alternate
Vincent Loughlin, PB Attorney
Ralph Tango, PB Engineer

Those absent were:

Louis LaSalle, Chairman
Richard Reynolds
Jack A. Gordon
Manny Oliveira
William Johnson, Alt. # 2
Mayor James Spango

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 31, 2019, as so certified by the Secretary. Notice has also been posted in a public place in Borough Hall, 19 Harrison Avenue, Roseland, NJ.

REORGANIZATION 2019:

The swearing in of re-appointed members:

- Mr. Loughlin swore in Mr. Rolli as a re-appointed member of the Planning Board.

APPROVAL OF MINUTES:

The minutes of the Regular Meeting of January 28, 2019 were reviewed for approval.

A motion was made by Mr. LaMonica and seconded by Councilman Jacobs to approve the minutes. Roll Call: Mr. Michael Oliveira, Yes; Councilman Jacobs, Yes; Mr. LaMonica, Yes; Mr. Codey, Yes; and Mr. Rolli, Abstained. The motion was approved 4-0 with 1 abstention.

Chairman LaSalle arrived at 7:05 p.m.

RESOLUTIONS TO BE MEMORIALIZED:

- a. Resolution No. 1-2019 appointing Board Attorney – Vince Loughlin
- b. Resolution No. 2-2019 appointing Board Engineer – Ralph Tango
- c. Resolution No. 3-2019 continue the appointment of the Board Planner for Re-Examination of the Master Plan – Daniel Bloch
- d. Resolution No. 4-2019 continue the appointment of the Board Engineer for Re-Examination of the Master Plan – Ralph Tango
- e. Resolution No. 5-2019 continue the appointment of the Board Planner for the Housing Element, Third Round COAH, vacant land assessment – Daniel Bloch
- f. Resolution No. 6-2019 appointing the Board Hearing Reporter – Veritext
- g. Resolution No. 7-2019 appointing the Board Forester – John Linson

A motion was made by Mr. Michael Oliveira and seconded by Mr. LaMonica to approve and memorialize resolutions a-g. Roll Call: Chairman LaSalle, Yes; Mr. Michael Oliveira, Yes; Councilman Jacobs, Yes; Mr. LaMonica, Yes; and Mr. Codey, Abstained. The motion was approved 4-0 with 1 abstention.

APPLICATION TO BE HEARD:

#18-04 – 25 Cooper, LLC – Block 6, Lot 1

Continued from the Regular Planning Board Meeting of January 28, 2019
Application for a Minor Subdivision with Variances

Ms. Elizabeth Durkin, the applicant's attorney, reintroduced the minor subdivision application and explained the revisions made to the initial plans. She stated that one of the lots is now proposed to be 4505 ft² with a 1102 ft² house, and the other lot is proposed to be 4627 ft² with a 1003 ft² house.

Ms. Lisa Phillips, the applicant's professional planner, was introduced by Ms. Durkin and she explained that Mr. Stewart, the applicant's engineer, had a conflict and could not attend tonight's meeting. Mr. Loughlin swore Ms. Phillips in and she stated her credentials.

Ms. Phillips distributed exhibits to the Board members. Exhibit A-5, photos of properties surrounding the subject property; Exhibit A-6, a two-page analysis of 68 surrounding properties; Exhibit A-7, a two-page analysis of 31 surrounding properties; and Exhibit A-8, a map of properties around the subject property.

Ms. Durkin then described each exhibit in detail, specifically the lot and house sizes of the surrounding properties. She stated that only 7 out of 31 properties are in compliance with the lot size and lot width requirements for the Borough. Ms. Phillips explained that she sees no detriment to the Borough from this proposed subdivision with variances, and that the proposed houses are compatible with others in the neighborhood.

Chairman LaSalle stated that he drove by the neighborhood prior to the meeting and agreed with her testimony.

Mr. Codey asked about the streetscape, and if there are any properties wider than 50 feet on the same side of Cooper Avenue as the proposed subdivision. Ms. Phillips stated no; however, the map on exhibit A-8 did show one lot to be 100 feet wide, but it was actually subdivided and had not been updated on the tax map.

Mr. Rolli asked if all of the properties within 200 feet were notified about tonight's meeting. Ms. Durkin stated that they were notified about the first meeting and since the application was carried over, re-notification was not required. Mr. Rolli also asked for clarification on the rear yard setback. Ms. Phillips stated that 20 feet is proposed, 50 feet is required, and 17 feet exists.

Mr. Jonathan Kuybida, the applicant's architect, was reintroduced by Ms. Durkin. He began by presenting Exhibit A-9, a rendering of the two proposed houses. He explained the architectural revisions that were made in each house which included removing the first-floor bedroom, making the basement unfinished, and having the basement ceiling height at 7 ½ feet.

Ms. Schiavone asked Mr. Kuybida what the reasoning was behind having the garages on each house mirror each other versus having them both on the left side of each house. Mr. Kuybida stated that it was requested by the applicant for privacy. Ms. Schiavone stated that it would be better for both driveways to be on the left side of each house; therefore, the house on the corner of Cooper Fourth Avenues would have an easier time getting in and out of their driveway safely, and it would be aesthetically pleasing in the neighborhood. Ms. Schiavone also suggested that the applicant install plantings in the rear yard of each house to serve as a buffer for the neighbor who is directly behind the current property. The applicant agreed to move the driveway to the left side of the house and to plant trees in the rear yard.

Mr. Tango reminded Ms. Durkin that he is requiring grading plans for each lot, and soil testing for the seepage pit design. Mr. Loughlin then listed all of the conditions if the application is approved:

- Property grading to be completed as shown on submitted grading plan and as discussed during hearing.

- Driveways to be constructed on the left-hand side of each new home.
- Remove existing dwelling and all fences and masonry walls prior to new construction.
- Submit landscaping plan for Board Engineer approval; including two new trees on Cooper Avenue, one of Fourth Avenue, and plantings in the rear yards.
- Submit grading and detention plans to Board Engineer.
- Submit soil test results.
- Board Engineer must approve Maintenance Manual Plan for detention-retention facilities.
- Sump pumps must discharge into the Borough storm drainage system.
- Basement heights must not exceed 7 ½ feet in height.
- Must not seek any additional variances until Certificates of Occupancy have been obtained for both houses.
- Staging plan must be submitted and approved by Board Engineer.
- A written report must be written by the Board Engineer stating that the applicant has complied with all conditions prior to signing the subdivision approval.
- A copy of the filed subdivision approval must be submitted to the Board Secretary, Board Engineer and Borough Tax Assessor.

Ms. Durkin agreed to those conditions.

A motion was made by Mr. Michael Oliveira and seconded by Mr. LaMonica to approve the application with the conditions listed during the hearing. Roll Call: Chairman LaSalle, Yes; Mr. Michael Oliveira, Yes; Councilman Jacobs, Yes; Mr. LaMonica, Yes; Mr. Rolli, Yes; and Mr. Codey, Yes. The application was approved 6-0.

GENERAL BUSINESS:

- a. Other Business

ADJOURNMENT:

The meeting was adjourned at 8:15 p.m.

Respectfully Submitted, Melissa Barnes
Planning Board Secretary