

**BOROUGH OF ROSELLE
PLANNING BOARD
REGULAR MEETING MINUTES
JUNE 5, 2024**

Planning Board Chairwoman Janna Williams called the Planning Board Meeting of the Borough of Roselle, Union County, New Jersey, held at Borough Hall, 210 Chestnut Street, Roselle, New Jersey to order on June 5, 2024 at 6:00 p.m.

Planning Board Secretary Lisette Sanchez read the “Open Public Meetings Act” Compliance Statement.

STATEMENT OF COMPLIANCE

The requirements of N.J.S.A. 10:4-6 et seq., the “Sunshine Law” has been met. A notice of this meeting was sent to the Home News Tribune and published in the Star Ledger on January 24, 2024, posted on the Bulletin Board in Borough Hall and Borough Hall Annex, on the Borough’s website and filed in the Office of the Municipal Clerk.

ROLL CALL

Present:

Mayor Donald Shaw, Class I Member
Council President Brandon Bernier, Class III Member
Commissioner Marjorie Bozeman, Class IV Member
Vice Chairman David Goyco, Class IV Member
Commissioner James Lavin, Class IV Member
Commissioner Carolyn Whitaker, Alternate 2
Chairwoman Janna Williams, Class IV Member

Also Present:

Lisette Sanchez, Planning Board Secretary
Dominic DiYanni, Esq., Planning Board Attorney
Ronald Reinersten, Planner

Absent:

Commissioner Marthelly Luc Jr., Alternate 1
Commissioner Sylvia Turnage, Class IV Member

APPROVAL OF MINUTES

- Minutes of the Planning Board Regular Meeting – May 1, 2024
(Commissioners Williams and Turnage were absent)

Motion to approve the May 1, 2024 Planning Board Regular Meeting Minutes by Mayor Shaw, second by Commissioner Bozeman.

Roll Call

	<u>Motion</u>	<u>Second</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Shaw	X		X			
Councilman Bernier			X			
Commissioner Bozeman		X	X			
Vice Chairman Goyco			X			
Commissioner Lavin			X			
Commissioner Turnage						X
Commissioner Luc, Jr.						X
Commissioner Whitaker			X			
Chairwoman Williams					X	
<input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Adopted as Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Withdrawn						

OLD BUSINESS

- A. **APPLICATION #2024-01 – 1135 CHESTNUT STREET, BLOCK 3602, LOT 1 – MAJOR SITE PLAN WITH DEVIATIONS AND WAIVERS**
(Carried over from the May 1, 2024 Planning Board Meeting)

Dominic DiYanni, Esq. reminded the applicant’s attorney Steven Tombalakian, Esq., Victor Vinegra, Engineer/Planner and the applicants Carlos Victoria and Anita Bulan that they are still under oath. Thereafter, Mr. Tombalakian introduced Mr. Vinegra who testified that Page #3 of the site plan has been revised, resubmitted and include: (1) removed a number of the rear parking spaces and added parking spaces to the proposed area property, which include 25 parking spaces with 1 being an EV charging station; (2) new placement of the proposed trash enclosure as well as the removal of the proposed walk-in refrigerator; (3) proposed landscape plan and placement of proposed street trees and scrubs; and (4) existing lighting will be replaced with upgraded LED lights.

Board Members asked several questions, which were answered by the applicant and/or professionals.

Chairwoman Williams Shaw opened up the public comment portion of the Application #2024-01. Seeing no one else come forward, Chairwoman Williams closed the public comment portion of the application.

Motion to approve Application #2024-01 by Mayor Shaw, second by Commissioner Goyco.

Roll Call

	<u>Motion</u>	<u>Second</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Shaw	X		X			
Councilman Bernier			X			
Commissioner Bozeman			X			
Vice Chairman Goyco		X	X			
Commissioner Lavin			X			
Commissioner Turnage						X
Commissioner Luc, Jr.						X
Commissioner Whitaker			X			
Chairwoman Williams					X	
<input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Adopted as Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Withdrawn						

NEW BUSINESS None.

RESOLUTIONS None.

ANNOUNCEMENTS/OPEN TO THE PUBLIC FOR COMMENT

Chairwoman Williams Shaw opened up the public comment portion of the meeting. Seeing no one else come forward, Chairwoman Williams closed the public comment portion of the meeting.

Thereafter, Mayor Shaw congratulated the owners of Sunset Botanica, LLC, as well as Councilman Bernier and Councilwoman Elect McCamery.

MOTION TO ADJOURN

Motion to adjourn by Mayor Shaw, second by Commissioner Bozeman. Motion was approved by unanimous vote. Meeting adjourned at 6:54 p.m.


Lisette Sanchez
Planning Board Secretary