

**BOROUGH OF ROSELLE
PLANNING BOARD
MEETING MINUTES
AUGUST 2, 2023**

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 August 2, 2023 at 7:00 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 Star Ledger, published in the Home News Tribune on May 3, 2023, posted on the Bulletin Board in Borough Hall and 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
Commissioner Marthelly Luc Jr., Class IV Member
Commissioner David Goyco, Alternate 2
Commissioner Sylvia Turnage, Class IV Member
Commissioner Chairwoman Janna Williams, Class IV Member

Also Present:

Lisette Sanchez, Secretary
Dominic DiYanni, Esq.
Kevin Boyer, Engineer
Lyndsay Knight, Engineer

Absent:

Commissioner James Lavin, Class IV Member
Commissioner Vice Chairwoman Olivia Smith, Class IV Member
Commissioner Eric Walker, Class II Member

COMMUNICATIONS, REPORTS, AND ADMINISTRATIVE MATTERS None.

APPROVAL OF MINUTES None.

OLD BUSINESS

- A. APPLICATION#2022-15 – ELISE KONADU-NKATIA (D/B/A LITTLE EINSTEIN ACADEMY) SEEKING A SECOND FLOOR ADDITION TO AN EXISTING ONE-STORY FRAME, CHILD DAY CARE CENTER AT 526-530 EAST SECOND AVENUE (CONTINUED HEARING FROM APRIL 5, 2023)**

Planning Board Attorney Dominic DiYanni, Esq. swore in applicant’s attorney Dennis J. Francis, Esq., applicant Elisa Konadu-Nkatia and architect Jose A. Izquierdo from JAI, Architect LLC.

Architect Mr. Izquierdo provided testimony wherein he advised that his client Ms. Konadu-Nkatia is seeking to add a second floor to her daycare center. Several questions were asked by the Commissioners including, but not limited to, proposed second floor play area, number of classrooms, fencing with alarm/sensors, sidewalk, class room size, parking, entrance and exit out of facility.

Chairwoman Williams opened up the public comments for this application; therefore, the following public comment was made:

1. **Councilwoman Cynthia Johnson** who resides at 127 East 10th Street expressed her concern with the proposed new entrance and exit for the facility.

Motion to include all conditions set forth and approve Application 2022-15 by Council President Bernier, second by Mayor Donald Shaw.

Roll Call

	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Shaw	X			
Council President Bernier	X			
Commissioner Bozeman	X			
Commissioner Goyco	X			
Commissioner Lavin				X
Commissioner Luc Jr.			X	
Commissioner Turnage			X	
Commissioner Smith				X
Commissioner Walker				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				

- B. **APPLICATION#2023-4 - FUSE BRANDS INC. SEEKS PRELIMINARY AND FINAL MINOR SITE PLAN APPROVAL WITH DEVIATION AND WAIVER RELIEF TO REUSE THE EXISTING BUILDING FOR A CANNABIS CULTIVATION AND MANUFACTURING FACILITY ON THE PROPERTY LOCATED AT 115 EAST 11TH AVENUE, ROSELLE, NEW JERSEY, ALSO DESIGNATED ON THE OFFICIAL TAX MAP OF THE BOROUGH OF ROSELLE AS BLOCK 3501, LOT 19.02, SITUATED IN THE FLEX INDUSTRIAL SUB-ZONE OF THE CENTRAL ROSELLE REVITALIZATION PLAN.**

Planning Board Attorney Dominic DiYanni, Esq. swore in the following individuals: applicant’s attorney Sandip Pandya, Esq., James Nash, P.E. of VanCleaf Engineering, John Zhan, HVAC professional and applicant Allan Paton.

Testimony regarding the project was provided by James Nash, John Zhan and Allan Paton wherein

the applicant is seeking a “c” bulk variance relief for pre-existing non-conforming conditions for front and each side yard setbacks, off street loading berth, parking and landscaping for parking area.

Several questions were asked by the Commissioners including, but not limited to, the proposed odor mitigation system operation.

Chairwoman Williams opened up the public comments for this application; therefore, the following public comment was made:

1. **Councilwoman Cynthia Johnson** who resides at 127 East 10th Avenue expressed her concern with the proposed odor mitigation system, lighting and security.

Motion to approve Application 2023-4 by Mayor Shaw, second by Council President Bernier.

Roll Call

	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Shaw	X			
Council President Bernier	X			
Commissioner Bozeman			X	
Commissioner Goyco	X			
Commissioner Lavin				X
Commissioner Luc Jr.	X		X	
Commissioner Turnage			X	
Commissioner Smith				X
Commissioner Walker				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 None.

MOTION TO ADJOURN

Motion to adjourn by Mayor Shaw, second by Commissioner Goyco. Motion was approved by unanimous vote. Meeting adjourned at 10:06 p.m.


 Lisette Sanchez
 Planning Board Secretary