

BOROUGH OF ROSELLE



**PLANNING BOARD
REGULAR MEETING MINUTES**

**Wednesday, March 6, 2019
6:30 pm**

CALL TO ORDER: Chairman Steve Jung called the regular meeting to order at 6:46 p.m.

STATEMENT OF COMPLIANCE: Aeisha Hayward, Board Secretary indicated that the meeting was being held in conformity with the Open Public Meetings Act N.J.S.A. 10:4-6 et seq. with proper public notice of the meeting being published in the Star Ledger as well as being posted on the Roselle Borough Hall Bulletin Board.

The meeting began with the swearing-in of Yvan Duchein, Class IV Member and James Lanvin, Alternate II.

ROLL CALL:

Members Present:

Commissioner Brandon Bernier
Commissioner Marjorie Bozeman
Commissioner Jackie Hollis
Commissioner Joseph O'Halloran
Commissioner Lorraine McNeil
Commissioner Yvan Duchein
Commissioner Stephen Jung
Alternate II James Lanvin

Members Absent:

Mayor Christine Dansereau
Michael Tisdale (resignation effective 3/4/2019)
Alternate I Kyle Little

A quorum was present for the transaction of business.

Chairman Steve Jung requested communications and administrative matters be moved to the end of the meeting.

APPROVAL OF MINUTES:

A motion was made to approve the January 23, 2019 Reorganization Meeting minutes with necessary changes by Commissioner O'Halloran and seconded by Alternate Lanvin. Roll Call: Mayor Dansereau-absent, Commissioner Bernier-yes, Commissioner Bozeman-yes, Commissioner Hollis-yes, Commissioner O'Halloran-abstain, Commissioner McNeil-absent, Commissioner Duchein-abstain Commissioner Jung-yes, Alternate Little-absent, Alternate Lanvin-abstain. Motion carried.

Discussion ensued.

With four (4) affirmative votes, the January 23, 2019 Reorganization Meeting minutes were approved with necessary changes.

NEW BUSINESS:

Jennifer Carrillo-Perez, Attorney on behalf of the Board – explained that both items under new business are the same applicant but two separate properties. Stated that the hearing will consist of each of the applicant's professionals providing testimony for each application.

Roselle Savings Bank, LLC requests bulk variances for installation of monument sign and two wall signs at the property located at 235 Chestnut Street, Roselle, New Jersey, also designated on the Official Tax Map of the Borough of Roselle as Block 3101, Lot 31.

Roselle Savings Bank, LLC requests bulk variances for the installation of wall sign and the replacement of a pre-existing nonconforming monument sign at the property located at 108 W Third Avenue, Roselle, New Jersey, also designated on the Official Tax Map of the Borough of Roselle as Block 3901, Lot 16.

Sarah Fitzpatrick of Shain Schaffer, PC, Attorney on behalf of the Applicant - Provided a brief description for both applications. Stated 235 Chestnut Street is the main bank property and 108 W Third is the operational center. Explained each profession will provide testimony for both applications at one time.

Detlef Felschow, President and CEO (Applicant) – Stated he has been in the position since 2017. The bank currently owns two properties that are the subject of the hearing taking place. The bank has been in Roselle for over 60 years. The 108 property was purchased in January of 2018. The 235 property is where all the administrative offices are located. On March 16th, the 235 property's renovation will be completed. Discussed the name change from Roselle Savings Bank to Roselle Bank and described the banks focuses and reason for the application.

Discussion ensued regarding bank uses.

Robert Moschello, Engineer on behalf of the Applicant – sworn in by the Board Secretary and qualified by the Board. Explained both applications from an engineer perspective. Provided exhibits for the Board's review.

Exhibit A1 – Aerial Exhibit of Block 3101 and Block 3901. Explained their preexisting uses.

Began with 235 Chestnut Street and its proposed signage. Provided a description of three signs, their measurements, and illumination. First sign is a new monument sign sitting on a pedestal. Second sign is the wall sign, which is called a box sign. The third sign is in the front of the building and displays the bank name. Specified it will not be a box sign and the letters will be mounted individually to the building.

Continued testimony and discussed five variances being requested for 235 Chestnut Street property.

Discussion ensued regarding sign sizes.

Mr. Moschello then began to discuss the 108 W Third Avenue property. For this property the applicant is proposing two signs. First sign is a monument sign in place of the existing blue sign. The proposed style is a box style sign on a pedestal. The second sign is the Roselle Bank wall sign and is slightly different than the others design wise. Requesting three variances for the signs on the property.

Discussion ensued regarding sign height.

Board members commented about landscaping. The applicant agreed to provide landscaping around the base of the sign.

David Atkinson, Planner on behalf of the Board – Confirmed signage height.

Chairman Stephen Jung – stated for the record that a letter was submitted from the Board Engineer but no representative.

Mrs. Carrillo-Perez – confirmed a memo was submitted from the Board Engineer.

Dennis O’Hara, Architect on behalf of the Applicant – sworn in as a fact witness by the Board Secretary and qualified by the Board. Showed plans created and signage discussed in previous testimonies. Provided exhibits for the Board’s review.

Exhibit A2 – Displayed additional signage on Chestnut Street in area at Bank of America, church property and Wells Fargo.

Exhibit A3 – Displayed additional signage in the community. Signs of various sizes and shapes.

Exhibit A4 – Displayed additional signage for four properties on Chestnut Street.

Exhibit A5 – Additional representation on Chestnut Street

Mr. O’Hara continued by discussing the sign packaging and how it could serve as a great starting point for other businesses.

Discussion ensued.

Paul Ricci of Ricci Planning, Planner on behalf of the Applicant - sworn in by the Board Secretary and qualified by the Board. Discussed variances for both properties. Stated that the variances should be granted without substantial detriment. Also, discussed the box signs, their designs, and how the signages is appropriate to the building sizes. Feels the signage proposed is an upgrade to the area.

Lastly, stated the signage will comply with applicable borough codes.

Discussion ensued regarding façade around the bank properties.

Ms. Fitzpatrick – inquired if the resolutions can be memorialized at the moment.

Mrs. Carrillo-Perez – Stated that it is not possible but will work to expedite the process.

A motion was made to approve the application for Roselle Savings Bank, LLC. located at 235 Chestnut Street, Roselle, New Jersey by Commissioner O’Halloran and seconded by Commissioner Bozeman. Roll Call: Mayor Dansereau-absent, Commissioner Bernier-yes, Commissioner Bozeman-yes, Commissioner Hollis-yes, Commissioner O’Halloran-yes, Commissioner McNeil-yes, Commissioner Duchein-yes Commissioner Jung-yes, Alternate Little-absent, Alternate Lanvin-yes. Motion carried.

With eight (8) affirmative votes, the motion made to approve the application for Roselle Savings Bank, LLC. located at 235 Chestnut Street, Roselle, New Jersey was approved.

A motion was made to approve the application for Roselle Savings Bank, LLC. located at 108 W Third Avenue, Roselle, New Jersey by Commissioner Hollis and seconded by Commissioner Bernier. Roll Call: Mayor Dansereau-absent, Commissioner Bernier-yes, Commissioner Bozeman-yes, Commissioner O’Halloran-yes, Commissioner Hollis-yes, Commissioner McNeil-yes, Commissioner Duchein-yes Commissioner Jung-yes, Alternate Little-absent, Alternate Lanvin-yes. Motion carried.

With eight (8) affirmative votes, the motion made to approve the application for Roselle Savings Bank, LLC. located at 108 W Third Avenue, Roselle, New Jersey was approved.

Public comment open.

Public comment closed.

OLD BUSINESS:

None.

RESOLUTIONS:

None.

COMMUNICATIONS, REPORTS, AND ADMINISTRATIVE MATTERS:

None.

PUBLIC COMMENTS:

None.

ADJOURNMENT: A motion to adjourn was made Commissioner Bernier and seconded by Commissioner O'Halloran and approved by unanimous vote. The meeting was adjourned at approximately 8:00 p.m.

Minutes respectfully submitted by:

Aeisha N. Hayward
Board Secretary