

BOROUGH OF ROSELLE



**PLANNING BOARD
REGULAR MEETING MINUTES**

**Wednesday, June 5, 2019
6:30 pm**

CALL TO ORDER: Chairman Steve Jung called the regular meeting to order at 6:48 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.

ROLL CALL:

Members Present:

Mayor Christine Dansereau
Commissioner Brandon Bernier
Commissioner Marjorie Bozeman
Commissioner Jackie Hollis
Commissioner Yvan Duchein
Commissioner Stephen Jung

Members Absent:

Commissioner Eric Walker
Commissioner Joseph O'Halloran
Commissioner Lorraine McNeil
Commissioner Eric Walker
Alternate I Kyle Little
Alternate II James Lanvin

A quorum was present for the transaction of business.

APPROVAL OF MINUTES:

A motion was made to approve the May 1, 2019 Meeting minutes by Commissioner Bozeman and seconded by Commissioner Bernier. Roll Call: Mayor Dansereau-abstain, Commissioner Bernier-yes, Commissioner Walker-absent, Commissioner Bozeman-yes, Commissioner Hollis-yes, Commissioner O'Halloran- absent, Commissioner McNeil-absent, Commissioner Duchein-abstain, Commissioner Jung-yes, Alternate Little-absent, Alternate Lanvin-absent. Motion carried.

With four (4) affirmative votes the May 1, 2019 meeting minutes were approved.

NEW BUSINESS:

Application #RPB 2019-05-01 The Park Residential Development Roselle Urban Renewal LLC requests amended site plan and major subdivision approval at the property located at 417 Raritan Road, Roselle, New Jersey, also designated on the Official Tax Map of the Borough of Roselle as Block 7505, Lot 30.

The Mayor recused herself prior to the start of the hearing.

Steve Tripp, Attorney on behalf of the Applicant – Provided a description of the current project. Stated the project began in June 2013 and initially came before the Board for preliminary and final site plan approval. Included 932 units in which would be broken into 5 phases.

Three aspects of the current application which includes some site plan changes, amendments to the phasing plan, and a proposed subdivision that creates lots and sublots for different phases. Stated the applicant wants the ability to have the bank put a mortgage for particular phases. Each phase would function and be managed as a single entity as required by the redevelopment agreement. Submitted document to address requirements. Technical relief is needed for requirements.

Robert Streker, Project Engineer on behalf of the Applicant – sworn in by the Board Secretary and qualified by the Board. Provided exhibits for the Board's review.

Exhibit A1- Displayed colorized version of sheet 2

Exhibit A2 – Displayed subdivision exhibit dated May 15, 2019

Exhibit A3 – site provision exhibit – Displayed colorized sheet 5

Exhibit A4 - site provision exhibit – Displayed colorized sheet 3

Exhibit A5 – Displayed prior phasing plan

Mr. Streker continued providing testimony. Stated the things being proposed is the elimination of the maintenance building as the certain garage spaces can be used for that reason (as identified aa per the drawings and presented in testimony), 13 surface parking spaces will be created and 6 additional garages but 3 of the garages will be used for maintenance. Also, provided information regarding several other modifications being made to the original phasing plan. Stated the applicant would like to modify what was approved for the trash compactor area and would like to add extended fencing and a gate to allow for easy access for concierge area. Phasing changes proposed are to slightly change the order of the buildings and the way they are constructed.

Discussion ensued regarding proposed lots and redevelopment agreement.

Mr. Tripp – Stated the engineer discussed most items but will let the other professionals touch on the reports by the Board professionals.

Jacqueline Dirmann of Maser Engineering – Engineer on behalf of the Board – Stated the letter dated on June 4th says the additional 13 parking spaces aren't shown. Asked to be shown the additional spaces on the exhibits.

Mr. Streker – stated she may be missing something and showed the additional spaces on Exhibit A1.

Discussion ensued regarding the Maser engineering review letter.

David Juzmeski of Neglia Engineering – Planner on behalf of the Board – provided an explanation of each waiver requirement located on the Neglia planning review letter.

Discussion ensued regarding buffer for trash area.

Public comment open.

Rose Bullock, 121 Douglas Road – Sworn in by the Board Secretary – Concerned with the 3 garages that will be used for maintenance. Inquired about the location for the garages.

Mr. Streker – Stated the garages are located on the property currently and additional garages will be near Raritan Road.

Mrs. Bullock – Stated the letter she received said the maintenance area will be in the garages. Concerned about trash on the back of her property. Also stated there has been several problems with the owner and asks that before the Board members vote they consider her property.

Discussion ensued.

Public comment closed.

A motion was made to approve Application #PB 2019-05-01 Roselle Urban Renewal, LLC with conditions by Commissioner Bernier and seconded by Commissioner Duchein. Roll Call: Mayor Dansereau-absent, Commissioner Bernier-yes, Commissioner Walker-absent, Commissioner Bozeman-no, Commissioner Hollis-yes, Commissioner O'Halloran- absent, Commissioner McNeil-absent, Commissioner Duchein-yes, Commissioner Jung-yes, Alternate Little-absent, Alternate Lanvin-absent. Motion carried.

With four (4) affirmative votes the motion made to approve #PB 2019-05-01 Roselle Urban Renewal, LLC with conditions was approved.

A 2 minute recess was taken.

Mayor Dansereau returns.

Application # RPB 2019-05-02 470 West First Avenue, LLC requests preliminary and major final site plan and bulk variance approval at the property located at 470 West 1st Avenue, Roselle, New Jersey, also designated on the Official Tax Map of the Borough of Roselle as Block 5301, Lot 11.

John J. Veteri, Jr. Esq., LLC - Attorney on behalf of the Applicant – Provided a brief description of the project. Stated the applicant is seeking preliminary and final site plan approval. One of the Principals of the project was present. The site is formerly Howard Press and Federal Express. The property is still a permitted use in the zone.

Eugene Genin of OEM Source – Principal – Provided an overview of the business. Stated it is a refurbished mobile phone wholesale company specializing in mobile accessories. The site houses about 2,000-4,000 SKU's. The hours of operation are 9:30 a.m. – 5:30 p.m. and there are 4-5 in the warehouse and 20 people in the office during that time. Also stated there are 3-4 box trucks that come 3-4 times a month. Emphasize that the operation is strictly business to business.

Frank Troia of Plan Architecture – Planner on behalf of the Applicant – sworn in by the Board Attorney and qualified by the Board. Video marked an exhibit for the Board's review.

Exhibit A1 – Displayed project elevations

Mr. Troia continued by providing a description of the video which is a panoramic view of the property. Stated they are keeping the existing footprint but will add a story to the property. Offices will also be added to the front along with a roof deck and exterior upgrades.

Mr. Juzmeski – inquired about the height of the parapet.

Mr. Troia – clarified that the height is as required.

Discussion ensued regarding the square footage of the footprint.

Jeffrey Egarian, P.E. of DJ Egarian & Associates Inc. – Engineer on behalf of the Applicant – Provided a description of the property from an engineering perspective. Stated the parking lot will remain as is with resealing and restriping. Provided an exhibit for the Board's review.

Exhibit A2 – Survey of the property

Ms. Dirmann – Inquired about Gordon Street bridge and DOT work.

Mr. Egarian – Stated DOT work will be using property parking lot as a staging area.

Discussion ensued regarding DOT work.

Ms. Dirmann – discussed the Engineering review letter to ensure the applicant is compliant.

Mr. Juzmeski – provided information for every waiver requests on the Planning review letter.

Discussion ensued.

A motion was made to approve Application #PB 2019-05-02 470 West First Avenue, LLC with conditions by Mayor Dansereau and seconded by Commissioner Bernier. Roll Call: Mayor Dansereau-yes, Commissioner Bernier-yes, Commissioner Walker-absent, Commissioner Bozeman-yes, Commissioner Hollis-yes, Commissioner O’Halloran- absent, Commissioner McNeil-absent, Commissioner Duchein-yes, Commissioner Jung-yes, Alternate Little-absent, Alternate Lanvin-absent. Motion carried.

With six (6) affirmative votes the motion made to approve Application #PB 2019-05-02 470 West First Avenue, LLC with conditions was approved.

Public comment open.

Public comment closed.

OLD BUSINESS:

None.

RESOLUTIONS:

None.

COMMUNICATIONS, REPORTS, AND ADMINISTRATIVE MATTERS:

A discussion ensued regarding dates for a Special Meeting for the Dollar Tree hearing. It was decided that the available dates are Monday, June 24 or Tuesday, June 25th at 6:30 p.m.

PUBLIC COMMENTS:

None.

ADJOURNMENT: A motion to adjourn was made Mayor Dansereau and seconded by Commissioner Bozeman and approved by unanimous vote. The meeting was adjourned at approximately 9:42 p.m.

Minutes respectfully submitted by:

Aeisha N. Hayward
Board Secretary