

## BOROUGH OF ROSELLE



### PLANNING BOARD REGULAR MEETING MINUTES

Wednesday, September 4, 2019  
6:30 pm

CALL TO ORDER: Chairman Steve Jung called the regular meeting to order at 6:42 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 Eric Walker  
Commissioner Marjorie Bozeman  
Commissioner Jackie Hollis  
Commissioner Yvan Ducheine  
Commissioner Stephen Jung

Members Absent:

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

A quorum was present for the transaction of business.

#### COMMUNICATIONS, REPORTS, AND ADMINISTRATIVE MATTERS:

None.

#### APPROVAL OF MINUTES:

A motion was made to approve the August 7, 2019 Regular Meeting minutes by Commissioner Bernier and seconded by Commissioner Bozeman. Roll Call: Mayor Dansereau-yes, Commissioner Bernier-yes, Commissioner Walker-yes, Commissioner Bozeman-yes, Commissioner Hollis-abstain, Commissioner O'Halloran- absent, Commissioner McNeil-absent,

Commissioner Ducheine-yes, Commissioner Jung-yes, Alternate Little-absent, Alternate Lanvin-absent. Motion carried.

With six (6) affirmative votes the August 7, 2019 regular meeting minutes were approved.

NEW BUSINESS:

**Application #RPB 2019-05-03 Cad Signs Corp. requests site plan approval for the installation of a new wall sign, mounted sign, the replacement of an existing wall mounted sign, and the replacement of an existing freestanding sign for an existing Rite Aid Pharmacy to be converted into a Dollar Tree at the property located at 67 E Saint Georges Avenue, Roselle, New Jersey, also designated on the Official Tax Map of the Borough of Roselle as Block 7307, Lot 1.01.**

A brief recess was requested prior to the start of the hearing.

Recess began at 6:47 p.m.

Recess ended 6:52 p.m.

**Benjamin Nadell on behalf of Board Attorney Jennifer Carrillo-Perez** – Stated the applicant should have fees and escrow posted at the time of the hearing. An escrow check has been provided to the Board Secretary.

**Gary N. Smith of Schnader Harrison Segal & Lewis LLP, Attorney on behalf of the Applicant** – Provided a brief description of the Dollar Tree application.

**Tania Molina of Cad Signs – Permit Expeditor on behalf of the Applicant** – Sworn in by the Board Secretary and qualified by the Board. Stated there are two proposed signs which display front elevation and inside elevation. Lettering on signage is acrylic.

**Jacqueline Dirmann of Maser Consulting, Board Engineer** – Inquired about the current sign and the size. Asked if they are smaller than proposed signage.

**Ms. Molina** – Confirmed the current sign is smaller.

Discussion ensued regarding sign size.

**David Atkinson of Neglia Engineering, Board Planner** – Stated the applicant hasn't provided information for the existing sign as it is a part of the current application.

**Ms. Molina** – Provided information regarding the permit for the smaller set of signs. Stated the existing structure hasn't been changed.

Discussion ensued regarding zoning approval and existing signage.

**Mr. Nadell** – Inquired about the notice and whether all signs were included in the noticing.

Discussion ensued regarding noticing.

**Ms. Molina** –Confirmed there are two wall signs, one on the front of the building and one on the side of the building.

Discussion ensued regarding the wall signs.

**Ms. Molina** – Stated a variance is needed for signage with more visibility. Provided the Board with anticipated benefits of having a Dollar Tree in town.

**Ms. Dirmann** – Recommended the Board grant the approval under the condition that the revised plans are given to the professionals and Board members.

**Mr. Atkinson** – Stated the Board can approve with conditions of revised plans.

**Mr. Nadell** – Stated the condition written in the resolution of approval will state the revised plans be send to the Professionals. Inquired if the Board is comfortable moving forward with that. Also asked that the elevation signage be marked.

Exhibit A1 – Elevation signage

Discussion ensued.

Public comment open.

Public comment closed.

A motion was made to approve Application #RPB 2019-05-03 for Cad Signs Corp. with conditions by Mayor Dansereau and seconded by Commissioner Bernier. Roll Call: Mayor Dansereau-yes, Commissioner Bernier-yes, Commissioner Walker-yes, Commissioner Bozeman-yes, Commissioner Hollis-yes, Commissioner O’Halloran- absent, Commissioner McNeil-absent, Commissioner Ducheine-yes, Commissioner Jung-yes, Alternate Little-absent, Alternate Lanvin-absent. Motion carried.

With seven (7) affirmative votes Application #RPB 2019-05-03 Cad Signs Corp. was approved with conditions.

### **Administrative Review – Rose Homes, LLC**

**Mr. Nadell** – Stated that Mrs. Carrillo-Perez received two correspondences from Al Faiella, the Attorney on behalf of Rose Homes, LLC. Each letter requested approval needed administratively due to their de minimis nature.

Discussion ensued regarding for reason for administrative review.

**Mr. Nadell** – Stated that it was asked that the information be reviewed by the Board. Suggested the professionals be responsible for the two projects moving forward, on behalf of the Board.

OLD BUSINESS:

None.

RESOLUTIONS:

None.

PUBLIC COMMENTS:

None.

ADJOURNMENT: A motion to adjourn was made Commissioner Bernier and seconded by Mayor Dansereau and approved by unanimous vote. The meeting was adjourned at approximately 7:49 p.m.

Minutes respectfully submitted by:

---

Aeisha N. Hayward  
Board Secretary