

**BOROUGH OF ROSELLE
PLANNING BOARD
REORGANIZATION & REGULAR MEETING MINUTES
JANUARY 17, 2024**

Planning Board Attorney Dominic DiYanni, Esq. 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 January 17, 2024 at 6:09 p.m.

Mr. DiYanni, Esq. 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 Union County Local Source on January 11, 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 David Goyco, Class IV Member (Arrived 6:32 p.m.)
 Commissioner James Lavin, Class IV Member
 Commissioner Janna Williams, Class IV Member (Via Telephone)
 Commissioner Marthelly Luc Jr., Alternate 1
 Commissioner Carolyn Whitaker, Alternate 2

Also Present:

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

Absent:

Commissioner Marjorie Bozeman, Class IV Member
 Commissioner Sylvia Turnage, Class IV Member

ELECTION OF CHAIRPERSON

Motion to elect Commissioner Williams as Chairperson by Mayor Shaw, second by Councilman Bernier.

	<u>Motion</u>	<u>Second</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Shaw	X		X			
Council President Bernier		X	X			
Commissioner Bozeman						X
Commissioner Goyco						X
Commissioner Lavin			X			

Commissioner Turnage						X
Commissioner Williams			X			
Commissioner Luc, Jr.			X			
Commissioner Whittaker			X			X
<input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Adopted as Amended <input type="checkbox"/> Defeated <input type="checkbox"/> Tabled <input type="checkbox"/> Withdrawn						

ELECTION OF VICE-CHAIRPERSON

Motion to elect Commissioner Goyco as Vice Chairperson by Councilman Bernier, second by Mayor Shaw.

	<u>Motion</u>	<u>Second</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Shaw		X	X			
Council President Bernier	X		X			
Commissioner Bozeman						X
Commissioner Goyco						X
Commissioner Lavin			X			
Commissioner Turnage						X
Commissioner Luc, Jr.			X			
Commissioner Whittaker			X			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						

APPOINTMENT OF BOARD SECRETARY

Motion to appoint Lisette Sanchez as Planning Board Secretary at a yearly stipend of \$7,500.00 by Councilman Bernier, second by Mayor Shaw.

	<u>Motion</u>	<u>Second</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Shaw		X	X			
Council President Bernier	X		X			
Commissioner Bozeman						X
Commissioner Goyco						X
Commissioner Lavin			X			
Commissioner Turnage						X
Commissioner Luc, Jr.			X			
Commissioner Whittaker			X			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						

APPOINTMENT OF BOARD PROFESSIONALS

Motion to appoint Eric Bernstein, LLC as Board Attorney by Councilman Bernier, second by Mayor Shaw.

	<u>Motion</u>	<u>Second</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Shaw		X	X			
Council President Bernier	X		X			
Commissioner Bozeman						X
Commissioner Goyco						X
Commissioner Lavin			X			
Commissioner Turnage						X
Commissioner Luc, Jr.			X			
Commissioner Whittaker			X			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						

Motion to appoint CME as Board Engineer and Board Planner by Mayor Shaw, second by Councilman Bernier.

	<u>Motion</u>	<u>Second</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Shaw	X		X			
Council President Bernier		X	X			
Commissioner Bozeman						X
Commissioner Goyco						X
Commissioner Lavin			X			
Commissioner Turnage						X
Commissioner Luc, Jr.			X			
Commissioner Whittaker			X			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						

DESIGNATION OF 2024 MEETING DATES

Motion to designate the 2024 Planning Board Meeting dates by Mayor Shaw, second by Commissioner Luc, Jr.

	<u>Motion</u>	<u>Second</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Shaw	X		X			
Council President Bernier			X			
Commissioner Bozeman						X
Commissioner Goyco						X
Commissioner Lavin			X			

Commissioner Turnage						X
Commissioner Luc, Jr.		X	X			
Commissioner Whitaker			X			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						

DESIGNATION OF 2024 NEWSPAPERS

Motion to designate the Star Ledger as the 2024 Planning Board newspaper by Mayor Shaw, second by Commissioner Luc, Jr.

	<u>Motion</u>	<u>Second</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Shaw	X		X			
Council President Bernier			X			
Commissioner Bozeman						X
Commissioner Goyco						X
Commissioner Lavin			X			
Commissioner Turnage						X
Commissioner Luc, Jr.		X	X			
Commissioner Whitaker			X			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						

APPROVAL OF MINUTES

- Minutes of the Planning Board Meeting – December 6, 2023
(Commissioners Lavin, Turnage, Walker and Williams were absent)

Motion to approve by Councilman Bernier, second by Mayor Shaw.

	<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		X			
Commissioner Bozeman						X
Commissioner Goyco						X
Commissioner Lavin					X	
Commissioner Turnage						X
Commissioner Luc, Jr.		X	X			
Commissioner Whitaker					X	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 None.

NEW BUSINESS

A. **APPLICATION #2023-15 – 490 WEST FIRST AVENUE, BLOCK 6002, LOT 13 – MINOR SITE PLAN WITH DEVIATIONS AND WAIVERS**

Applicant’s attorney Stephen Hehl, Esq. advised that his client The Honest Baking Co., Inc. is proposing construction of two (2) interior mezzanines. In addition, his client is seeking C variances for the following pre-existing non-conforming conditions: maximum impervious coverage, minimum front yard setback, minimum side yard setback, minimum rear yard setback, distance between buildings, front yard parking, landscaping and parking. The Honest Baking Co. is also seeking the following waivers: tandem parking, lighting, location of driveways, parking area landscaping, aisle width and bicycle parking.

Planning Board Attorney DiYanni, Esq. swore in the following individuals who provided testimony in support of the application: James E. Henry from Dynamic Engineering; Charles Dietz from the Dietz Partnership; Traffic Engineer Conner Hughes; and Professional Planner Justin Auciello.

Chairwoman Williams opened up the public comments portion for the application; seeing no one come forward. The public comments portion was closed.

Motion to approve Application #2023-15 by Councilman Bernier, second by Mayor Shaw.

	<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		X			
Commissioner Bozeman						X
Commissioner Goyco			X			
Commissioner Lavin			X			
Commissioner Turnage						X
Commissioner Luc, Jr.		X	X			
Commissioner Whitaker			X			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						

ANNOUNCEMENTS/OPEN TO THE PUBLIC FOR COMMENT

Chairwoman Williams opened up the public comments portion for the meeting; seeing no one come forward. The public comments portion was closed.

MOTION TO ADJOURN

Motion to adjourn by Mayor Shaw, second by Councilman Bernier. Motion was approved by unanimous vote. Meeting adjourned at 7:17 p.m.


Lisette Sanchez
Planning Board Secretary