

**BOROUGH OF ROSELLE
PLANNING BOARD
REGULAR MEETING MINUTES
MAY 1, 2024**

Planning Board Vice Chairman David Goyco 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 May 1, 2024 at 6:11 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 Home News Tribune and published in the Star Ledger on January 24, 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 (Arrived at 6:29 p.m.)
Council President Brandon Bernier, Class III Member
Commissioner Marjorie Bozeman, Class IV Member
Vice Chairman David Goyco, Class IV Member
Commissioner James Lavin, Class IV Member
Commissioner Marthelly Luc Jr., Alternate 1
Commissioner Carolyn Whitaker, Alternate 2 (Arrived at 6:26 p.m.)

Also Present:

Lisette Sanchez, Planning Board Secretary
Dominic DiYanni, Esq., Planning Board Attorney
Nathan Foote, Planner

Absent:

Chairwoman Janna Williams, Class IV Member
Commissioner Sylvia Turnage, Class IV Member
Ronald Reinersten, Planner

APPROVAL OF MINUTES

- Minutes of the Planning Board Regular Meeting – February 7, 2024
(Commissioners Luc, Jr. and Turnage were absent)

Motion to approve the February 7, 2024 Planning Board Regular Meeting Minutes by Councilman Bernier, second by Commissioner Lavin.

Roll Call

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 Withdrawn						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

NEW BUSINESS

A. APPLICATION #2024-01 – 1135 CHESTNUT STREET, BLOCK 3602, LOT 1 – MINOR SITE PLAN WITH DEVIATIONS AND WAIVERS

Steven R. Tombalakian, Esq. from Weiner Law Group testified that he represents the applicant Sunset Botanica LLC who wants to repurpose and restore an old auto parts store (NAPA Auto Parts) at 1135 Chestnut Street to a restaurant, bar and retail store.

Attorney Dominic DiYanni, Esq. swore in the members of Sunset Botanica LLC, Anita Bulan and Carlos Victoria. Both Ms. Bulan and Mr. Victoria testified that they moved to Roselle from New York during the pandemic and decided to open up a retail store, restaurant and bar, which they have decided to name Kokuyo, which means firefly in English. They envision having a place for the locals to come after work and enjoy some good food and drinks and during the day to sale cheese, sausages, olive oil, etc. at the retail store.

Thereafter, Attorney DiYanni, Esq. swore in professional Engineer and Land Surveyor Victor E. Vinegra from Harbor Consultants Inc. who testified that the applicant will not be making any modifications to the outside. The plans proposes restriping 15 parking spots on an existing parking area on the William Street side and 10 parking spots on a depressed curb on Highland Parkway. In addition, the applicant wishes to convert a container outside into a walk-in refrigerator. Lastly, the barbed wire fencing around the parking lot will be removed.

Councilman Brandon Bernier expressed his concern of having patrons of the restaurant/bar leave and have to walk to the back of the establishment where they have parked and backing out on Highland Parkway.

Furthermore, Attorney DiYanni, Esq. swore in John Bush who is the owner of the property at 1135 Chestnut Street who testified and provided the history of the property and other lots he owns in the Borough. In addition, Mr. Bush testified that part of the parking lot is currently being leased by an ambulance company and he would be able to get parking spaces from a property across the street which he also owns to assist the applicants.

Lastly, Planner Nathan Foote from CME Associates recommended to the Board that the applicant revise their plans before the Board approves the changes. Furthermore, Councilman Bernier requested that the plans for the signs and lighting be added to the revised plans.

Motion to carry Application #2024-01 to the June 5, 2024 Planning Board Meeting by Councilman Bernier, second by Mayor Shaw.

Roll Call

	<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			
Vice Chairman Goyco			X			
Commissioner Lavin			X			
Commissioner Turnage						X
Commissioner Luc, Jr.			X			
Commissioner Whitaker			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						

RESOLUTIONS None.

ANNOUNCEMENTS/OPEN TO THE PUBLIC FOR COMMENT

Vice Chairman Goyco opened up the public comments portion of the meeting. Seeing no one come forward; Vice Chairman Goyco closed the public comments portion of the meeting.

MOTION TO ADJOURN

Motion to adjourn by Mayor Shaw, second by Councilman Bernier. Motion was approved by unanimous vote. Meeting adjourned at 7:46 p.m.


Lisette Sanchez
Planning Board Secretary

