

BOROUGH OF ROSELLE



PLANNING BOARD SPECIAL MEETING MINUTES

December 5, 2012

CALL TO ORDER: Board Secretary, Karen Bowers called the regularly scheduled meeting to order at 7:42 p.m.

STATEMENT OF COMPLIANCE: Board Secretary Karen Bowers 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 and the Home News Tribune as well as being posted on the Roselle Borough Hall Bulletin Board.

ROLL CALL:

Members present:

Mayor Jamel Holley
Commissioner David Brown
Commissioner Yves F. Abourg
Commissioner Stephen Jung
Commissioner Marjorie Bozeman
Commissioner Rev. James Moore
Commissioner Daryl Barnes
Commissioner Michael Wright
Commissioner Andrea Staten (Alternate No. 1)
Commissioner Maria Hegener (Alternate No. 2)

Members absent:

Commissioner Philip Bauknight

A quorum was present for the transaction of business.

APPROVAL OF MINUTES: The October 3, 2012 minutes were unanimously approved with corrections.

PRESENTATION OF ESCROW POLICY:

Attorney Jennifer Carrillo-Perez presented the proposed escrow policy which would require applicants to place funds in escrow to be used to compensate Borough professional for services rendered during the review and approval of zoning and planning board applications. The escrow fee schedule is based on magnitude of the project. The Planning Board is required to make recommendation to Borough Council to adopt the policy.

Commissioner Moore opened discussion regarding the fee as it related to not-for profit organizations. Atty. Perez confirmed that not for profit organizations would only be responsible for an escrow equal to 50% of that which is required for private/for profit applicants. Approval of the Escrow Policy was tabled until the January 2013 meeting.

APPLICATION OF MCDARBY HOLDINGS ZB-04-04-12:

Mohammad Jalloh, Esq. presented the application for a proposed minor subdivision of property owned by the applicant and located at 67 St. George Ave. The proposed lot will be used as additional parking for the existing used car lot. Discussion and presentation by the applicant's engineer, Babatunde Adewunmi, addressing questions regarding the installation of a stormwater management system.

Attorney Perez addressed concerns regarding abatement of environmental issues that may arise at the property and indicated that any mitigation would be the responsibility of the property owner and would impose no financial responsibility upon the Borough.

Borough Engineer Carl O'Brien indicated that application is acceptable provided that there is no intent for there to be additional development on the adjoining lot. Additional development may cause concerns with runoff. Therefore, if development of adjoining lot is proposed, applicant will be required to meet qualifications and directives of the Dept. of Engineering.

Public inquiry regarding impervious coverage was addressed by applicant's engineer.

A motion to approve the application, with conditions, was made by Mayor Holley and second by Yves F. Abourg.

Roll Call: Jamel Holley-yes, David Brown-yes, Yves Abourg-yes, Stephen Jung-yes, Marjorie Bozeman-yes, Rev. James Moore-yes, Daryl Barnes-yes, Michael Wright-yes. Andrea Staten-yes. Motion carried.

DESIGNATION OF 2013 MEETING DATES: Tabled until January meeting. January meeting date scheduled for January 23rd at 7:30 p.m. January's meeting has been designated as a reorganization meeting.

DESIGNATION OF OFFICIAL NEWSPAPER: Tabled until January meeting.

NEW BUSINESS:

None

PUBLIC COMMENTS:

None.

ADJOURNMENT: A motion to adjourn was made by Mayor Holley and approved by unanimous vote. The meeting adjourned at approximately 8:35 p.m.

Minutes respectfully submitted by:

Karen Harrison-Bowers
Board Secretary