

# BOROUGH OF ROSELLE



## PLANNING BOARD MEETING MINUTES

April 2, 2014

CALL TO ORDER: Board Chairman, called the regularly scheduled meeting to order at 7:37 p.m.

STATEMENT OF COMPLIANCE: Board Secretary Aeisha Hayward 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 New Tribune as well as being posted on the Roselle Borough Hall Bulletin Board.

ROLL CALL:

Members Present:

Commissioner David G. Brown II  
Commissioner Phillip Bauknight  
Commissioner Stephen Jung  
Commissioner Christine Dansereau  
Commissioner Andrea Staten  
Commissioner Rev. James E. Moore Sr.  
Commissioner Margo Wright  
Commissioner Marjorie Bozeman

Members Absent:

Mayor Jamel C. Holley  
First Alternate Janna Williams (Alternate No. 1)  
Second Alternate Aaron Bethea (Alternate No. 2)

A quorum was present for the transaction of business.

COMMUNICATIONS, REPORTS, AND ADMINISTRATIVE MATTERS:

**Adoption of the Amended Revitalization Plan for the Central Roselle Revitalization Area**

Darlene Green of Maser Consulting presented a review of the Central Roselle Revitalization Area including revisions recommended by the Board at the March 5, 2014 meeting.

A motion was made to recommend the adoption of the amended Revitalization Plan for the Central Roselle Revitalization Area by Commissioner Moore and seconded by Commissioner Dansereau. Roll Call: Mayor Holley-absent, Commissioner Brown-yes, Commissioner Bauknight-abstain, Commissioner Bozeman-yes, Commissioner Dansereau-yes, Commissioner

Jung-yes, Commissioner Moore-yes, Commissioner Staten-yes, Commissioner Wright-yes.  
Motion carried.

With seven (7) affirmative votes, it is recommended by the Planning Board that Borough Council adopt the amendments for the Central Roselle Revitalization Area.

APPROVAL OF MINUTES:

Discussion ensued regarding March 5, 2014 meeting minutes. A motion was made to approve the minutes by Commissioner Dansereau and seconded by Commissioner Bauknight. Roll Call: Mayor Holley-absent, Commissioner Brown-yes, Commissioner Bauknight-yes, Commissioner Bozeman-yes, Commissioner Dansereau-yes, Commissioner Jung-yes, Commissioner Moore-yes, Commissioner Staten-yes, Commissioner Wright-yes. Motion carried.

With eight (8) affirmative votes, the March 5, 2014 meeting minutes are to be approved.

ESCROW FUNDS:

None.

OLD BUSINESS.

None.

NEW BUSINESS:

**Application of Roselle Golf Course Redevelopment Project # PB-07-10-13**

Steven Tripp from the Law Firm of Wilentz, Goldman, Spitzer on behalf of the applicant. Mr. Tripp stated what the application was, its location and a full description of the proposed development.

David Lloyds, Milton L. Ehrlich, Inc., and the Roselle Urban Renewal, is the principal in the project. He introduced Milton Ehrlich and described the projects they have built in Roselle. He spoke about how his company is thrilled to be working on this project and how the project will be beneficial to the community as a whole.

Keith Cahill, Bohler Engineering, introduced Exhibits A-1 thru Exhibits A-13 and described in great detail each Exhibit. The exhibits displayed the open space, the amenities, gazebo, street specifications, overall landscaping, and the five (5) phases in which the project will be built.

This matter is carried to the April 24, 2014 Special Meeting.

PUBLIC COMMENTS:

1. Rosemarie Bullock, 121 Douglas Road, questioned why residents didn't receive any handouts about the project. Also, question the impact of Phase One and why the Board would allow a project of this magnitude to come to Roselle.

2. Dr. Joul Bound, questioned if anyone representing the community approached the Linden-Roselle Sewage Authority about the sewage and if the studies have been done on sewage. He also questioned if the Sewage Authority is capable of handling all the sewage from this project and where is the proof.

3. Brenda Gay, 530 Locust Street, questioned the engineer and their credentials. She also questioned who the developer is and why aren't they apart of the testimony.

4. Maria Hegner, 920 Spruce Street, questioned whether the parking spaces included employee spaces, will there be handicap parking, and will there be guest parking. She also wanted an explanation of how the Jitney will operate and is the Jitney a private entity. Lastly, she stated the phases and sizes were not explained properly.

ADJOURNMENT: A motion to adjourn was made by Commissioner Dansereau and seconded by Commissioner Moore. Motion carried by unanimous vote. The meeting was adjourned at approximately 10:38 p.m.

Minutes respectfully submitted by:

Aeisha N. Hayward  
Board Secretary