

# BOROUGH OF ROSELLE



## PLANNING BOARD SPECIAL MEETING MINUTES

April 30, 2014

CALL TO ORDER: Board Chairman, called the special meeting to order at 7:42 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 Christine Dansereau  
Commissioner Andrea Staten  
Commissioner Phillip Bauknight (via phone)  
Commissioner Stephen Jung  
Commissioner Rev. James E. Moore Sr.  
Commissioner Margo Wright  
Commissioner Marjorie Bozeman

Members Absent:

Mayor Jamel C. Holley  
Commissioner David G. Brown II  
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:

None.

APPROVAL OF MINUTES:

Discussion ensued regarding April 2, 2014 meeting minutes. A motion was made to approve the minutes by Commissioner Dansereau and seconded by Commissioner Bozeman. Roll Call: Mayor Holley-absent, Commissioner Brown-absent, Commissioner Bauknight-yes, 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, the April 2, 2014 meeting minutes are to be approved.

A motion was made to approve the minutes the April 24, 2014 special meeting minutes by Commissioner Bozeman and seconded by Commissioner Dansereau. Roll Call: Mayor Holley-absent, Commissioner Brown-absent, Commissioner Bauknight=yes, Commissioner Bozeman=yes, Commissioner Dansereau=abstain, Commissioner Jung=yes, Commissioner Moore=yes, Commissioner Staten=abstain, Commissioner Wright=yes. Motion carried.

With five (5) affirmative votes, the April 24, 2014 special 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 (cont'd)**

Board Attorney Jennifer Carillo-Perez, Esq., explains that vote process for Application # PB-07-10-13 will not take place until transcripts are read and all affidavits are signed by missing Board members. This will be done by the May 7, 2014 regular meeting.

Keith Cahill, Bohler Engineering, gave continuation to initial testimony for clarification purposes. Explained the concept of Open Space and that the pocket park will not deviate from Planning Board standards. Two waivers initially put in place will be eliminated.

Robert Cogan, AIA is the Architect on the project. He answered additional questions from the Board members regarding the layout of the units and the materials used to construct the units.

Philip Abramson, PP is the Planner on the project. He summarized the developer's compliance with the Redevelopment plan. He also summarized the ways the developer did not comply and why. He described what deviations are and why they are needed within this project. Described what extended vesting is and why it would be needed for a project of this magnitude.

Due to time constraints, questions by Board members were not addressed.

This matter is carried to the May 7, 2014 Regular Meeting.

PUBLIC COMMENTS:

None.

ADJOURNMENT: A motion to adjourn was made by Commissioner Moore and seconded by Commissioner Dansereau. Motion carried by unanimous vote. The meeting was adjourned at approximately 10:34 p.m.

Minutes respectfully submitted by:

Aeisha N. Hayward

Board Secretary