

# BOROUGH OF ROSELLE



## PLANNING BOARD REGULAR MEETING MINUTES

Wednesday, December 2, 2015  
6:30 pm

CALL TO ORDER: Board Chairman, Commissioner Jung called the regularly scheduled meeting to order at 6:40 p.m.

STATEMENT OF COMPLIANCE: Board Secretary, Aisha N. 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:

Mayor Christine Dansereau  
Commissioner David G. Brown II  
Commissioner Stephen Jung  
Commissioner Margo Wright  
Commissioner Marjorie Bozeman  
Commissioner Janna Williams  
Commissioner Andrea Staten  
Commissioner Cynthia Atkins  
Commissioner Ellis Cherry (entered at 6:44 pm)

Members Absent:

Aaron Bethea (Alternate No. 1)

A quorum was present for the transaction of business.

### COMMUNICATIONS, REPORTS, AND ADMINISTRATIVE MATERS

Discussion ensued regarding 2016 Reorganization meeting date and time. Decided by Commissioners that the meeting will take place on Thursday, January 14, 2016 at 6:30 pm.

### APPROVAL OF MINUTES:

A motion was made to approve the October 7, 2015 Regular Meeting minutes by Mayor Dansereau and seconded by Commissioner Williams. Roll Call: Mayor Dansereau-yes, Commissioner Brown-yes, Commissioner Staten-abstain, Commissioner Bozeman-yes, Commissioner Wright-yes, Commissioner Williams-yes, Commissioner Atkins-yes, Commissioner Cherry-absent (6:44 pm), and Commissioner Jung-yes. Motion carried.

With seven (7) affirmative votes, the October 7, 2015 meeting minutes are approved.

NEW BUSINESS.

Ordinance Number 2527-15 – Ordinance of the Mayor and Council of the Borough of Roselle, in the County of Union, State of New Jersey, approving amendment to the North Jersey Chestnut Street Redevelopment Plan

Commissioner Brown and Commissioner Atkins recused themselves from the hearing.

Discussion ensued between Board Commissioners regarding recusals. Commissioner Brown stated that there is a conflict with his position as Borough Administrator and board commissioner. He also stated he drafted the ordinance amendment and for that reason he would like to recuse himself from the hearing.

**Jennifer Carrillo-Perez, Board Attorney,** stated recusal is the Commissioner's own personal choice.

Board Attorney gave explanation of the ordinance.

**Carl O'Brien of Maser Engineering was sworn in by the Board Secretary.** O'Brien provided an in depth explanation of the ordinance in question. Provided information regarding permitted uses and sections added into the ordinance.

Mayor requested explanation for the audience to have a more clear understanding of the amendments.

O'Brien stated that North Chestnut Street Development plan was adopted in March 2014 and explained what it changed in the area. 14 items listed as permitted uses.

Board Attorney stated that the document is a working document. Changes can be recommended for the Council to vote on. She gave further explanation of conditional use in comparison to principal use.

O'Brien explained all conditions stated in the ordinance for churches, synagogues, or places of worship, as per the Mayor's request.

**Public Portion of hearing opened.**

**Yves Aubourg, 634 E. 3<sup>rd</sup> Avenue:** Inquired about parking requirements and parking space rental. Stated that amount for rental spaces should be reconsidered. Also, states it is confusing with amount.

O'Brien stated applicant can purchase parking from the borough. Will verify parking space rental amount.

**Rose Bullock, 121 Douglas Road:** Questioned why changes are being made if the ordinance was adopted in March of 2014? Also, stated there are a lot of churches in Roselle and something doesn't sound right about this particular one.

Chairman ended comments because allowed time was exceeded.

**Maria Hegner, 920 Spruce Street:** Stated she would like to be clear on the amendment. Questioned if there is a church name for the property on Chestnut or was the church in question the Councilman At Large's church?

Board Attorney stated there is no application in front of the board regarding a church. Clarified the amendment is for the ordinance in the area mentioned.

O'Brien also addressed the statement.

**Richard Lenihan, 446 W. 6<sup>th</sup> Avenue:** Mr. Lenihan stated what he knows to be the purpose of the North Chestnut Redevelopment Plan. Explained what was learned at the original presentation of the plan. Also stated his findings from the Code Enforcement office.

Chairman ended comments because allowed time was exceeded.

**Arlene Murphy, 446 W. 6<sup>th</sup> Avenue:** Stated that she keeps mentioning that as a town a project like this cannot be afforded. Also stated morally the same things cannot be done in this town.

**Candi Young, 610 Oak Street:** Questioned, if the building is part of a business and is being leased by a church or synagogue, is that an issue. Also inquired about tax issue. Stated she cannot understand how a church can be an issue in a community.

O'Brien addressed the question by stating specifics.

Board Attorney stated tax questions are not our issue.

**Tonya Griffin, 112 Lehigh Avenue, Newark, NJ:** Stated she is not from Roselle but she travels to Roselle for various things.

Board Attorney questioned involvement/interest in the plan. Clarification was made that she can make comment even though she is not a resident in the area of question or the borough.

Ms. Griffin stated she patronizes in this community and contributes to food ministries in town. She also stated that all she does, along with others, should help offset the different financial issues in the community.

**Carla Walker, 1104 Frank Street:** Stated that there are several churches in her residential area and there has never been an issue to anyone. Questions what makes this area any different? Also stated she wished there was this much attention made to her area as in the area of the plan.

Chairman ended comments because allowed time was exceeded.

**Public portion of hearing closed.**

Board Attorney stated that this is simply a recommendation. The Council ultimately makes this law after the vote at the 2<sup>nd</sup> reading.

Mayor Dansereau stated for the record that the hearing isn't about one church but about all churches in the North Jersey Redevelopment Plan. Also commented that there are churches that were grandfathered into this plan. Stated statistics on borough churches and census figures. Finally states she is absolutely not recommending to change the redevelopment plan and will veto it at the Council meeting.

Chairman ended comments because allowed time was exceeded.

Chairman Jung stated that he's done his own research on this matter. His findings showed that churches attribute to the redevelopment and financial benefit of communities. States that it is almost a religious rite for churches to be wherever they would like to be. Recommends the ordinance is amended so that it is a conditional use and must meet all requirements given by Maser in their review.

Board Attorney stated the motion can be made with the clarification of the conditional use.

A motion was made to support Ordinance Number 2527-15 with conditions stated by Commissioner Williams and seconded by Commissioner Bozeman. Roll Call: Mayor Dansereau-no, Commissioner Brown-absent, Commissioner Staten-yes, Commissioner Bozeman-yes, Commissioner Wright-yes, Commissioner Williams-yes, Commissioner Atkins-absent, Commissioner Cherry-yes, and Commissioner Jung-yes. Motion carried.

With six (6) affirmative votes, the motion with the above-mentioned recommendation was approved.

PUBLIC COMMENTS:

**Richard Lenihan, 446 W. 6<sup>th</sup> Avenue:** Stated info from statutes in his possession. Questioned whether any members of the commission who has enclosed their interest in writing and can he see the document.

Board Attorney stated that something verbal was stated from the two commissioners who recused themselves. She recommended that Mr. Lenihan speak with an attorney.

**Maria Hegner, 920 Spruce Street:** Stated that she is disgusted that a sitting Councilmember and his wife are attempting to change the law in the Borough. She felt things were wrong.

Chairman Jung stated he refuses to allow anyone to discredit the members of the board.

Commissioner Staten inquired as to whether she should have abstained on the vote since she is member of the governing body.

Board Attorney stated as long as she doesn't have a personal interest in the plan that she is fine.

Board Attorney reiterated the date of the reorganization and also stated that Commissioner Williams will not be returning to the board due to her election to the Roselle School Board.

ADJOURNMENT: A motion to adjourn was made by Commissioner Staten and seconded by Commissioner Williams and approved by unanimous vote. The meeting was adjourned at approximately 8:16 p.m.

Minutes respectfully submitted by:

Aeisha N. Hayward  
Board Secretary