

MINUTES
ROSELAND PLANNING BOARD
REGULAR MEETING AGENDA
OCTOBER 15, 2018 at 7:00 PM

CALL TO ORDER:

Chairman LaSalle called the meeting to order at 7:00 p.m. Those present on roll call were:

Louis LaSalle, Chairman
Richard Reynolds
Councilman Jacobs
Joe LaMonica
Manny Oliveira
Joe Rolli, Alt. #1
William Johnson, Alt. #2
Vince Loughlin, PB Attorney
Ralph Tango, PB Engineer
Dan Bloch, PB Interim Planner

Those absent were:

Michael Oliveira, Vice Chairman
Jack A. Gordon
Donna Schiavone
Steve Salvanto, Mayor's Alternate

SALUTE TO FLAG

STATEMENT OF COMPLIANCE:

In compliance with Chapter 231 of the Public Laws of 1975, notice of this meeting was given by way of notice filed with The Progress, The Star Ledger, and the office of the Administrator of Roseland on January 25, 2018, as so certified by the Secretary. Notice has also been posted in a public place in Borough Hall, 19 Harrison Avenue, Roseland, NJ.

APPROVAL OF MINUTES:

The minutes of the Regular Meeting of September 17, 2018 were reviewed for approval.

A motion was made by Mr. LaMonica and seconded by Mr. Reynolds to approve the minutes.

APPLICATIONS TO BE HEARD:

**#18-01 – 6 Becker Urban Renewal LLC & 65 Livingston Tenant LLC –
Block 30, Lots 1&2**

Application for major site plan to construct a 299-unit apartment complex on 6 Becker Farm Road, and parking/grading changes at 65 Livingston Avenue

Please see the transcript for detailed dialogue.

Mr. Steven Tombalakian, the applicant's attorney, introduced himself and briefly described the application itself and listed the professionals that will provide testimony throughout the

hearing.

Mr. James Stover, applicant's representative, was introduced and sworn in. He described his role in this application. The first exhibit, A-1, was distributed to the Board and presented to the public. Mr. Stover continued by explaining that 65 Livingston Avenue is included in the application due to the shared driveway between 65 Livingston Avenue and 6 Becker Farm Road. They currently have a long-term lease with the owner at 65 Livingston Avenue and have no plans as to what will be built there in the future. The lot is still zoned for office space and there are no future plans, as of right now, to re-zone. He stated that 299 apartments are being proposed at 6 Becker Farm Road with 60, or 20%, of them being designated as affordable housing.

Mr. Stover continued by describing the newest residential project he completed in Morris Plains which consisted of approximately 200 apartment units. He explained that the project is a success and it is also adjacent to a Mack-Cali office building. He also stated that they intend to move forward eventually with plans for 85 Livingston Avenue as well.

The Board asked a few questions regarding the submitted ownership flow chart and the architectural plans, specifically the apartment layouts. The public had no questions at that time.

Mr. Charles Lessard, the applicant's architect, was introduced and sworn in. He briefly described his credentials and was accepted by the Board to continue. He referred to exhibit A-1 regarding the zone requirements and what is being proposed. Mr. Lessard explained the placement of the affordable housing units within the building and explained how the trash and recycling system would work. He continued with the elevator details and showed what the ground floor would look like in regards to the entrances/exits, amenities, courtyard, and garage.

Exhibit A-2, the material board, was introduced by Mr. Lessard and exhibit A-3, a vinyl siding piece that would be used on the new building. Ralph Tango referred to his latest report regarding the height of the building.

The Board members asked a few questions regarding the reduced parking space sizes in the garage, garage sprinklers, and garage security.

Mr. John Derites, resident of 72 Freeman Street, asked about how these apartments will affect the school system. The applicant stated that they will collect data on that for the next meeting.

Ms. Elaine Fishman, resident of 15 Schweinberg Drive, asked if the ceiling in the garage is high enough for an ambulance to pass through and what would be the process if there were an accident. Mr. Lessard replied that he does not know if it is high enough for the Roseland ambulance to pass through, but it is designed to be built to code.

Mr. Scott Gorman, resident of 4 Cooper Avenue, asked when he can discuss the developmental impact on the Borough and how these apartments will affect the school

system. Mr. Tombalakian explained that they will have more information on that for the next Planning Board meeting on November 19, 2018.

Mr. David Disler, resident of 43 Leonard Terrace, asked how the trash pickup will work. Mr. Stover explained the indoor garbage/recycling system.

Mr. William Tedesco, resident of 20 Meeker Court, asked about the parking and amenity fees for the affordable units. Mr. Stover explained that all tenants will have to pay standard fees for the amenities and the parking. He also explained that there are laundry units in each affordable apartment and that the affordable apartments are mixed in within the building, not all in one section.

Ms. Jean Perrotti, resident of 12 Second Avenue, asked how many affordable housing units there will be of each bedroom type. Mr. Lessard explained that there will be (12) three bedrooms, (36) two bedrooms, and (12) one bedrooms.

Mr. John Matheis, OEM Coordinator, asked a few questions regarding the security of the building. Mr. Stover responded by stating there will be cameras, a lock for the garage, doors that require an electronic key, and potentially a concierge. There will be no full-time security when the building first opens. The cameras will be used to record incidences only, not to monitor.

Ms. Laura Savarese, resident of 6 Schweinberg Drive, asked how many market value units there will be of each bedroom type. Mr. Lessard replied by saying there will be no three bedrooms, (148) two bedrooms, and (91) one bedrooms. She also asked for details on the square footage of the affordable three-bedroom units.

Mr. Chris Murphy, resident of 138 Passaic Avenue, asked a few questions regarding the ownership of the properties, what will be done at 65 Livingston Avenue, the materials being used on the new building at 6 Becker Farm Road, and the approved redevelopment plan for 6 Becker Farm Road.

Ms. Elaine Perna, resident of 68 Freeman Street, wanted to know when the public can comment on this application. Mr. Loughlin explained that public comment cannot be made until the end of the hearing.

A break was taken from 8:31 p.m. to 8:45 p.m.

The hearing resumed with Mr. James Giurintano, the applicant's Engineer/Planner, being sworn in and briefly describing his credentials. Mr. Giurintano discussed what exists on the site right now versus what is being proposed by showing an aerial layout of the sites. He went into detail describing the overall layout, garbage/recycling pickup, the move in/out process, Borough professional comments, parking, amenities, detention basins, water/sewer piping, snow removal, and tree removal/replacement.

The Board asked a few questions regarding parking, deliveries, OEM comments, tree removal, and how the underground basin will work.

Mr. Tango discussed his report briefly and what was addressed in the testimony.

Mrs. Janet Treamont, resident of 38 Leonard Terrace, asked a few questions regarding the proposed tree removal and replacement plan, the proposed dog park, and the proposed 8-foot retaining wall. Mr. Giurintano showed the proposed plan to the public and the Board and described what will be taking place.

Mr. Jack Goldberg, Roseland Glen President, asked a few questions regarding the drainage plan. Mr. Giurintano went into detail regarding the drainage on the property.

Mr. Giurintano was then introduced as the applicant's Planner. He described the variances requested and why they were necessary. He then described the requested design waivers and why those were necessary as well. Mr. Giurintano explained his credentials and the Board members had no concerns regarding them.

A few of the Board members had questions regarding occupancy of the building and their thoughts on whether or not stacking will be an issue. In addition, they asked what the process would be when bringing the affordable units to market value, whether or not there would be a sidewalk out to Becker Farm Road, and if the indoor kids' room will be considered a "tot lot." Mr. Stover and Mr. Giurintano answered all the Board's questions.

Ms. Robin Cassidy, resident of 2 Cooper Avenue, asked whether or not this development will flood Becker Farm Road during storms. Mr. Giurintano explained, using the site plan, why this will not cause a flooding issue.

Chairman LaSalle stated the date of continuation, November 19, 2018, and the applicant agreed to continue the meeting on that date.

GENERAL BUSINESS:

- a. Vouchers – October
The vouchers were reviewed and there were no comments regarding them.
- b. Other Business
Mr. John Derites asked for an update on the progress of the lighting ordinance. Chairman LaSalle explained that an update to the lighting ordinance was requested from the Mayor and Council and is now in their hands.

A motion was made by Mr. Johnson and seconded by Mr. Reynolds to adjourn the meeting.

ADJOURNMENT:

The meeting was adjourned at 10:10 p.m.

Respectfully Submitted, Melissa Barnes
Planning Board Secretary

