

Roselle Park Municipal Land Use Board Meeting Agenda

August 13, 2018

- **Call to Order**
- **Roll Call:**
 - Mayor Carl Hokanson – Class I
 - Pete Picarelli – Class II
 - Councilman Joseph DeIorio – Class III
 - Mr. Loren Harms – Class IV - Chairman
 - Mr. Jay Robaina – Class IV
 - Mr. Al Nitche – Class IV - Secretary
 - Mr. John Stephen – Class IV
 - Mr. John Kennedy – Class IV - Vice Chairman
 - Mr. Glen Costello – Class IV
 - Mr. Paul Baiamonte – Alternate 1
 - Mr. Jerry Vitale – Alternate 2
 - Mr. Owen Iungerman – Alternate 3
 - Mr. Greg Delano – Alternate 4
 - Mr. Mohammed Jalloh – Board Attorney
 - Anna Elichko - Board Clerk
- **Salute to the Flag**
- **Public Notice of Meeting and Fire Exits**
- **Approval of Minutes:**
 - ✓ **MLUB Meeting Minutes – July 16, 2018**
- **Memorialize Resolutions:** None
- **Public Portion:**
 - ✓ Unfinished Business: **None**
 - ✓ New Business: **None**
- **Board New Business:** None
- **Unfinished Business:** None
- **New Application:**
 - ✓ Major/Minor Subdivision: **None**
 - ✓ Preliminary Site Plan, Use & Bulk Variance:
Application: Preliminary Site Plan, Use & Bulk Variance, 148-152 W. Westfield Ave LLC, 148-152, 154, 168-170, 180, & 190 West Westfield Ave, Block 609, Lots 2.01, 2.02, 2.03, 4 & 5.01
The development proposal includes a self-storage facility to be constructed on Lots 4 & 5.01. Lots 2.01, 2.02 and 2.03 will remain unchanged but have been included in this Application as a result of a deed restriction on Lot 5.01 involving Lots 2.01, 2.02 and 2.03.
The Applicant seeks relief to permit a self-storage facility to be built on lots 4 & 5.01: [5 Variances – four Bulk & one Use]
 - A self-storage facility in the B-3 Zone which does not specifically permit this use
 - Front Yard Set-Back: Required – 20 feet Proposed – 8 feet
 - Side Yard Set-Back (one side): Required – 20 feet Proposed – 5 feet
 - Side Yard Set-Back (both sides): Required – 65 feet Proposed – 35 feet
 - Rear Yard Set-Back: Required – 30/25 feet Proposed – 5 feetApplicant seeks to Lift Deed Restriction for Lot 5.01
 - Restriction limits the use of Lot 5.01 for parking, ingress and egress
- **Public Portion – 148-152 W. Westfield Ave LLC, Block 609, Lots 2.01, 2.02, 2.03, 4 & 5.01**
- **Pending Resolutions:**
 - ✓ Major/Minor Subdivision: **None**
 - ✓ Site Plan, Bulk Variance and/or Interpretation: **None**
 - ✓ Site Plan, Use Variance and/or Interpretation: **None**
- **Bulk Variance:** None
- **For the Benefit of the Board:**
 - ✓ **Next Meeting is Monday, September 17, 2018 at 7 PM**
- **Adjournment**