

## Municipal Land Use Board Minutes for JANUARY 7, 2019

<b>Attendee Name</b>	<b>Organization</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Joe Signorello III	Municipal Land Use Board	Mayor	P	7:00 PM
Rob Mathieu	Municipal Land Use Board	Councilman	P	7:00 PM
Loren Harms	Municipal Land Use Board	Class IV Member	P	7:00 PM
J. Albert Nitche	Municipal Land Use Board	Class IV Member	P	7:00 PM
John Stephens	Municipal Land Use Board	Class IV Member	P	7:00 PM
Glen Costello	Municipal Land Use Board	Class IV Member	P	7:00 PM
Kevin Kolbeck	Municipal Land Use Board	Class IV Member	P	7:00 PM
Jay Robaina	Municipal Land Use Board	Class IV Member	P	7:00 PM
Paul Baiamonte	Municipal Land Use Board	Alt. 1 Member	P	7:00 PM
John Curia	Municipal Land Use Board	Alt. 2 Member	P	7:00 PM
Owen Iungerman	Municipal Land Use Board	Alt. 3 Member	P	7:00 PM
Greg Delano	Municipal Land Use Board	Alt. 4 Member	P	7:00 PM
William Ferdinando	Municipal Land Use Board	Class II Member	P	7:00 PM
Mohamed Jalloh (*)	Municipal Land Use Board	Board Attorney	P	7:00 PM
Anna Elichko	Municipal Land Use Board	Board Clerk	P	7:00 PM

- Mayor Joe Signorello III called the MLUB Meeting to order at 7:05 P.M. and requested a roll call.
- Mayor Joe Signorello III led the Pledge of Allegiance.
- Mayor Joe Signorello III noted that this meeting is being held in accordance with the Open Public Meeting Act and adequate notice of this meeting has been provided as required by law. As required by the Fire Prevention Code, he indicated the fire exits and the procedure to be followed in case of a fire.

(\*) Mr. Mohammed Jalloh filling in on behalf of Mr. Richard Schkolnick.

### **New Board Business:**

#### **Swearing in of MLUB members by Mayor Joe Signorello III:**

<b><u>Position</u></b>	<b><u>Name</u></b>	<b><u>Term Expiration</u></b>
Class II Member	William Ferdinando	December 31, 2019
Class IV Member	Kevin Kolbeck	December 31, 2022
Alternate #1	Paul Baiamonte	December 31, 2020
Alternate #2	John Curia	December 31, 2020

- Mayor Signorello noted that the administrative paperwork for Alternate 1 & 2 is reversed and will be corrected later.
- Mayor Signorello called the 2019 Municipal Land Use Board to Order and requested roll call.
- Mayor Signorello motioned to open for new business. Motioned by Mr. Nitche and seconded by Mr. Harms.

**Nominations for Chair requested by Mayor Joe Signorello III:**

Nomination for Chairman of MLUB – Motion made by Jay Robaina to appoint Loren Harms as chair, seconded by Mr. Glen Costello. Being no further discussion, vote was taken and motion was carried. Unanimous vote, “Yes”, by all Board Members.

- Mr. Harms, thanked the members and Mayor Joe Signorello III. Mr. Harms, as the newly elected Chairman, proceeded to lead the rest of the meeting and continued with the nomination process:

Nomination for Vice-Chairman of MLUB – Motion made by Mayor Joe Signorello III to appoint Jay Robaina as Vice-chair and was seconded by John Stephens. Being no further discussion, nomination for Vice-Chair was closed and roll call was taken. Motion was carried. Unanimous vote, “Yes”, by all Board members.

Nomination for Secretary – Motion was made by John Stephens to appoint J. Albert Nitche as secretary and seconded by Glen Costello. Being no further discussion, nomination for Secretary was closed and roll call was taken. Vote was taken and motion was carried. Unanimous vote, “Yes”, by all Board members.

Motion to appoint Brown, Moskowitz & Kallen PC, Mr. Richard Schkolnick, as Board Attorney

- Chairman Harms noted that Mr. Mohammed Jalloh is filling in on behalf of Mr. Schkolnick

Motion was made by Al Nitche and seconded by Glen Costello. Roll Call / Vote was taken and motion was carried. Unanimous vote, “Yes”, by all Board members.

Motion to appoint MLUB Planner:

- Chairman Harms mentioned that Mr. Robaina and Mr. Nitche were selected to be on the sub-committee to review and select the Board Attorney and Planner. Chairman Harms noted that the two top candidates were Harbor Consultants and Cole & Associates.
- Chairman Harms provided background information as to selection criteria – Proximity to Roselle Park, Experience, Knowledge about Roselle Park and cost factor. Chairman Harms noted that Harbor Consultants, Inc. was the forerunner candidate. Chairman Harms requested motion to either appoint Harbor Consultants, Inc. or Cole and Associates.

Motion was made by Jay Robaina to appoint Harbor Consultants, Inc.; seconded by Kevin Kolbeck.

- Mayor Signorello echoed Chairman’s thoughts regarding Harbor Consultants, Inc.

Being no further discussion, Roll Call/Vote was taken and motion carried. Unanimous vote, “Yes”, by all Board members.

Motion to appoint the 2 official newspapers for MLUB, The Local Source and The Star Ledger:

Motion was made by Albert Nitche and seconded by Glen Costello.

- Mayor Signorello noted that he would like to also propose one amendment regarding *Tap Into* and their involvement with Roselle Park. Perhaps this can be put on the agenda for the next meeting.

Roll Call/Vote was taken and motion carried. Unanimous vote, “Yes”, by all Board members.

Motion to approve meeting dates and times for 2019 year: Motion was made by Al Nitche and seconded by Glen Costello. Being no further discussion, Roll Call/Vote was taken and motion carried. Unanimous vote, “Yes”, by all Board members.

Motion to approve proposed 2019 Budget for MLUB.

- Mr. Harms noted that the Budget would be finalized around March 2019 and this is proposed 2019 Budget.

Motion was made by Al Nitche and seconded by Glen Costello. Mr. Stephens asked a question to clarify the line “Dues” on the budget. Being no further discussion, Roll Call/Vote was taken and motion carried. Unanimous vote, “Yes”, by all Board members.

**Past Meeting Minutes:**

Al Nitche moved to approve the December 10, 2018 minutes; seconded by John Stephens. Vote was taken and motion carried.

- Chairman Harms noted that only those voting would be those that attended that particular meeting and/or listened to the meeting tape. Those that did not attend the meeting or listened to the meeting tape would abstain from the vote.

Unanimous vote, “Yes”, by all eligible Board members. *Board Members voting: Chairman Harms, Mr. Nitche, Mr. Stephens, Mr. Costello, Mr. Robaina, Mr. Baiamonte, Mr. Iungerman and Mr. Delano.*

**Public Portion:**

Motion to open the public portion of meeting. Motion was made by Al Nitche and seconded by Jay Robaina. All members voting, “Aye”. Motion, carried.

*Mr. Michael Ryan, 475 West 3<sup>rd</sup> Ave, Roselle, New Jersey; Business Address being 515 Locust Street, Roselle Park*

- Mr. Ryan asked when the ANR for Block 503, Lots 1 – 10, would be heard
  - Chairman Harms responded that it would be heard on Monday, February 4, 2019

Motion to close the public portion of meeting. There being no one else wishing to speak, Motion was made by Jay Robaina and seconded by Glen Costello to close the public portion of the meeting. All members voting, “Aye”. Motion, carried.

**For the Benefit of the Board:**

- Our next meeting will be held on **Monday, February 4, 2019** at 7 PM.
- Chairman Harms noted that the December 10, 2018 postponed Area in Need of Redevelopment application would be heard on February 4, 2019.
- Chairman Harms noted that all new members would need to listen to the tapes to participate in the next scheduled hearing regarding this application.

*There being no further business to come before the meeting, Mr. Harms moved at 7:34 p.m. to adjourn the meeting; John Stephens made the Motion to adjourn and Jay Robaina seconded. All members voting, “Aye”. Motion carried.*

Respectfully submitted,

Anna Elichko  
Municipal Land Use Board Clerk