

## Municipal Land Use Board Minutes for FEBRUARY 4, 2019

- **STATEMENT OF COMPLIANCE WITH OPEN PUBLIC MEETINGS ACT**

Chairman Harms called a public meeting of the Roselle Park Municipal Land Use Board to order on February 4, 2019 at 7:05 p.m. in Council Chambers at the Municipal Building, 110 E. Westfield Avenue, Roselle Park, New Jersey. Chairman Harms announced this meeting is in compliance with the "Open Public Meetings Act": as adequate notice of this meeting has been provided as required by law.

- **ROLL CALL:**

**Members Present:**

Mr. Harms  
Mr. Robaina  
Mr. Nitche  
Mr. Costello  
Mr. Kolbeck  
Mr. Ferdinando  
Councilman Mathieu

**Members Absent:**

Mr. Stephen  
Mayor Signorello

**Alternates Present:**

Mr. Baiamonte  
Mr. Iungerman  
Mr. Curio

**Alternate Absent:**

Mr. Delano

**Also present:**

Rihcard Schkolnick, Esquire: Victor Vinegra, Planner: Madeline Colandro, Interim Clerk

- **FLAG SALUTE**

- **PUBLIC NOTICE OF FIRE EXITS**

As required by the Fire Prevention Code, Mr. Harms indicated the fire exits and the procedure to be followed in case of fire.

- **MINUTES**

Mr. Harms asked for a motion to accept the January 7, 2019 MLUB Meeting Minutes. Mr. Robaina motioned to accept; seconded by Mr. Nitche. Being no additional comments, additions or deletions, all serving and present members voting affirmative, motion passed. Members Serving: Chairman Harms, Mr. Nitche, Mr. Robaina, Mr. Costello, Mr. Kolbeck, Mr. Ferdinando and Mr. Baiamonte.

- **MEMORALIZE RESOLUTIONS:**

- **MLUB Resolution No. 2019-001**

- Municipal Land Use Board Attorney Appointment
- Mr. Richard Schkolnick, Brown, Moskowitz & Kallen PC

Chairman requested for a motion to memorialize this resolution. Mr. Nitche motioned to accept: seconded by Mr. Robaina with the following voting affirmative: Chairman Harms, Mr. Nitche, Mr. Mr. Robaina, Mr. Costello, Mr. Kolbeck, Mr. Ferdinando and Mr. Baiamonte.

- **MLUB Resolution No. 2019-002**

- Municipal Land Use Board Planner Appointment
- Mr. Victor Vinegra, Harbor Consultants, Inc.

Chairman requested for a motion to memorialize this resolution. Mr. Nitche motioned to accept: seconded by Mr. Robaina with the following voting affirmative: Chairman Harms, Mr. Nitche, Mr. Mr. Robaina, Mr. Costello, Mr. Kolbeck, Mr. Ferdinando and Mr. Baiamonte.

- **PUBLIC PORTION**

None

- **NEW BUSINESS**

Adding Tapinto Roselle/Roselle Park as an electronic media outlet. Mr. Harms asked for a motion to accept; seconded by Mr. Robaina. Being not additional comments, and present members voting affirmative, motion passed. Members serving: Chairman Harms, Mr. Nitche, Mr. Robaina, Mr. Costello, Mr. Kolbeck, Mr. Ferdinando and Mr. Baiamonte.

- **UNFINISHED BUSINESS - ADJOURNED**

**Borough of RP Governing Body Resolution No. 165-18, authorizing and directing the Municipal Land Use Board to undertake a Preliminary Investigation to determine whether West Lincoln Avenue and Locust Street Redevelopment Area, Block 503/Lots 1 through 10 (commonly known as the Ryan Property) of the Borough meet the criteria for an Area in Need of Redevelopment, which was adopted at the meeting of Mayor and Council held on May 17, 2018.**

- The Borough Council directs the Land Use Board to conduct a preliminary investigation to determine whether the following area, inclusive of the following properties, qualifies as an area in need of redevelopment:

<b>STREET ADDRESS</b>	<b>Block</b>	<b>Lot</b>
525 Locust Street	503	1
58 West Lincoln Avenue	503	2
56 West Lincoln Avenue	503	3
54 West Lincoln Avenue	503	4
50 West Lincoln Avenue	503	5
40 West Lincoln Avenue	503	6
38 West Lincoln Avenue	503	7
34 West Lincoln Avenue	503	8
515 Locust Street	503	9
501-511 Locust Street	503	10

Chairman Harms requested a Motion to ACCEPT TO ADJOURN or POSTPONE the Area in Need of Redevelopment Study for West Lincoln Ave and Locust Street Redevelopment Area – Block 503, Lots 1 - 10.

*The motion made by the Board was to Adjourn. Mr. Baiamonte Motioned to Adjourn and seconded by Mr. Nitche. Chairman Harms requested roll-call for the motion. Vote was nine "yes" and zero "no" to POSTPONE. Motion carried*

<b>Board Members</b>	<b>Yes</b>	<b>No</b>	<b>ABS</b>	<b>N.V.</b>	<b>AB</b>	<b>Board Members</b>	<b>Yes</b>	<b>No</b>	<b>ABS</b>	<b>N.V.</b>	<b>AB</b>
Loren Harms	X					Owen Iungerman	X				
Jay Robaina	X					Greg Delano					X
Al Nitche	X					Mayor Signorello					X
Glen Costello	X					Robert Mathieu				X	
Kevin Kolbeck	X										
John Stephen					X						
William Ferdinando	X										
Paul Baiamonte	X										
John Curia	X										
X – Indicate Vote      ABS – Abstain      N.V. – Not Voting      AB - Absent											

**Unfinished Business:** None

**Bulk Variance:** None

**Payment of Bills:** None

**For the Benefit of the Board:**

- Chairman Harms noted that the next meeting date is March 18, 2019 at 7 PM
- Chairman Harms thanked Anna Elichko for her work and will be missed and wishes her good luck.

*There being no further business to come before the meeting, Chairman Harms asked for a motion. Mr. Nitche moved at 7:20 PM to adjourn the meeting; seconded by Mr. Costello. All serving and present members voting Aye, motion carried. Present Board Members Serving: Chairman Harms, Mr. Nitche, Mr. Kolbeck, Mr. Costello, Mr. Curio, Mr. Robaina, Mr. Ferdinando, Mr. Baiamonte, & Mr. Iungerman.*

Respectfully submitted,

Madeline Colandro  
Roselle Park Municipal Land Use Board Interim Clerk