

## Municipal Land Use Board Minutes for March 18, 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 March 18, 2019 at 7:08 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. Stephen  
Mr. Kolbeck  
Mr. Ferdinando  
Mayor Signorello  
Councilman Mathieu

#### **Alternates Present:**

Mr. Baiamonte  
Mr. Iungerman  
Mr. Curio  
Mr. Delano

#### **Also present:**

Richard Schkolnick, Esquire: Victor Vinegra, Municipal Land Use Planner: Beth Macdonald, Director of Economic Development: Madeline Colandro, Interim Clerk.

### MINUTES

Mr. Harms asked for a motion to accept the February 4, 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.

#### **New Application: CARRIED**

**Amended Site Plan for previously heard under the WAWA application, 500 North Ave.  
Resolution No. 2017-001.**

Applicants: The Ferber Company  
Application: Proposed Convenience Store with Gas Station  
622 & 630 W. Westfield Ave, Blocks 202 & 212, Lots 1 & 1

Chairman Harms moved and changed the agenda. Stating the WAWA application will not be heard. Mr. Schnolick MLUB attorney explained there was an issue with noticing. They have requested the matter to be carried to the next meeting on April 15, 2019. If you already received a notice you will not receive

An additional notice. But there are people that still need to be noticed. They are also requesting if it's approved that night to adopt a resolution that same night. Chairman Harms noted he also has questions regarding the planners report. Would like to address them that night before going forward. Chairman Harms noted this application is being carried over to the April 15, 2019 meeting date.

**UNFINISHED BUSINESS** -

**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

Mr. Schkolnick stated you heard this application on December 12, 2018. There was positive development as a few day ago with the property owners to move the project further.

John DeMassi (Schiller & Pittenger) who represents Timpat confirmed that a contract was entered and things are resolved.

Mr. Scholnick gave an overview and suggests to send it back to the Mayor and Council in essence to modify the reports and studies to make it an area in need of redevelopment non- condemnation.

Chairman Harms recommends that the Governing Body authorize a new study be conducted for an in need of redevelopment of the subject area without condemnation.

Chairman Harms requested a Motion to recommend that the Governing Body authorize a new study be conducted for an in need of redevelopment of the subject area without condemnation for West Lincoln Ave and Locust Street Redevelopment Area – Block 503, Lots 1 - 10.

*The motion made by the Board was to send it back to the Mayor & Council for a new study Mr. Costello Motioned to send it back to the Mayor and Council for a new study and seconded by Mr. Niche. Chairman Harms requested roll-call for the motion. Vote was seven "yes" and zero "no" to send back to the Mayor and Council for a study. Motion carried.*

Board Members	Yes	No	ABS	N.V.	AB	Board Members	Yes	No	ABS	N.V.	AB
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											

**PUBLIC PORTION OPEN:**

Mr. Harms asked for a motion to open the Public Portion for any comment. Mr. Nitche motioned; seconded by Mr. Robaina. All serving and present members voting Aye, motion carried.

**Barbara Sokol – 506 Elm Street**

Addressed concerns about the proposed Hunter Lumbar Property on West Webster for a 60 units with retail on a one acre triangular shape lot. Asking to maintain the quality of life in Roselle Park. Please look at the residential neighborhood of the Hunter Property to please consider alternative proposals at a much smaller scale.

**Mayor Signorello**

Stated that the Hunter Lumbar Property is zoned for business use. Gave an overview response regarding the Hunter Lumbar Property proposal.

**PUBLIC PORTION CLOSE:**

Mr. Harms asked for a motion to close the Public Portion for any comment. Mr. Robaina motioned; seconded by Mr. Nitche. All serving and present members voting Aye, motioned carried.

**NEW BUSINESS**

Richard Schkolnick (Land Use Attorney) made a presentation on New Jersey Land Use Basics for the Municipal Land Use Board members and audience.

**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 April 15, 2019 at 7 PM

*There being no further business to come before the meeting, Chairman Harms asked for a motion. Mr. Nitcher moved at 8:30 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. Nitcher, Mr. Kolbeck, Mr. Costello, Mr. Curio, Mr. Robaina, Mr. Ferdinando, Mr. Stephen, Mr. Baiomonte, Mr. Delano & Mr. Iungerman.*

Respectfully submitted,

Madeline Colandro

Roselle Park Municipal Land Use Board - Interim Clerk