



Borough of Roselle Park Municipal Land Use Board
Municipal Building, 110 East Westfield Avenue
Roselle Park, NJ 07204
(973) 245-6222

MINUTES **MONDAY, August 19, 2019**

The Borough of Roselle Park's Municipal Land Use Board met on August 19, 2019 at 7:10pm in the Council Chambers located at 110 East Westfield Avenue, Roselle Park, NJ.

In Compliance with OPEN PUBLIC MEETINGS ACT in the State of New Jersey, adequate notice of this meeting was provided to all members of the Municipal Land Use Board and newspapers that have been designated to receive notice, the Union County Local Source.

Roll Call:

Present: Chairman Loren Harms (Class IV), Jay Robaina (Class IV), Glen Costello (Class IV), Kevin Kolbeck (Class IV), William Ferdinando (Class II), Mayor Joseph Signorello III (Class I), Councilman Rob Mathieu (Class III), Albert Nitche (Class IV)

Absent: John Stephens (Class IV)

Alternates Present: Paul Baiamonte (Alt I), John Curia (Alt II), Gregg Delano (Alt IV)

Alternates Absent: Owen Iungerman (Alt III)

Also Present: Richard Schkolnick, Esq., Madeline Colandro (Interim Clerk), Martha Banks (MLUB Clerk)

Chairman Harms called the meeting to order and opened the meeting by calling all present to join in the Pledge of Allegiance to the Flag.

Public Notice of Fire Exits:

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

Adoptions of Minutes:

Chairman Harms called for a motion to adopt the minutes of the June 17, 2019 meeting. Albert Nitche Made a motion to adopt; Jay Robaina seconded.

ALL IN FAVOR: Chairman Loren Harms, Jay Robaina, Glen Costello, Kevin Kolbeck, William Ferdinando and Albert Nitche.

OPPOSED: None

Motion Carried.

Roll Call:

Present: Chairman Loren Harms (Class IV), Jay Robaina (Class IV), Glen Costello (Class IV), Kevin Kolbeck (Class IV), William Ferdinando (Class II), Mayor Joseph Signorello III (Class I), Councilman Rob Mathieu (Class III), Albert Nitche (Class IV)

Absent: John Stephens (Class IV)

Alternates Present: Paul Baiamonte (Alt I), John Curia (Alt II), Gregg Delano (Alt IV)
Alternates Absent: Owen Iungerman (Alt III)
Also Present: Richard Schkolnick, Esq., Madeline Colandro (Interim Clerk),
Martha Banks (MLUB Clerk)

Open to Public Questions:

Ethan Walley, 127 W. Lincoln: Mr. Walley urged the board to consider protecting needs of the public by considering location, traffic safety (potential crosswalk/off street parking/increasing residential space) & reducing square footage.

Leo Shapiro, 209 W. Grant Avenue: Mr. Shapiro wants board to consider having two floors (1st floor being for business purposes only), instead of covered parking increase square footage for business.

Deborah Singleton, 610 Woodland Avenue: Inquired about site plan information for residents. Also concerned about the number of students that would be entering the school system.

Joe DeIorio, 824 Larch Street: Mr. DeIorio is referencing the 2017 Complete Streets Policy and how many of the redevelopment plans refer to the policy. Also, Mr. DeIorio asks the board for the opportunity to hear what Harbor has to say.

Closed to Public Questions.

Chairman Harms gave the public a general overview of what the meeting at hand entails. Stating that this is the second round of recommendations that will be submitted to Mayor and Council for review of the redevelopment of the proposed project.

OLD BUSINESS:

Review the West Webster Avenue Area 1 Redevelopment Plan Block 506, Lots 2, 3, 4, & 5.

The Borough Council directed the Land Use Board to review the Redevelopment Plan and transmit its recommendations relating to the Redevelopment Plan to the Borough Council within forty-five (45) days of July 18, 2019.

Leigh Fleming from Harbor Consultant:

Covered all aspects of redevelopment plan for W. Webster Avenue.: Ms. Fleming touched on the changes from the previous meeting to the present meeting. She gave a brief background of the plan and focused on the highlights:

- STATUTORY BASIS FOR THE REDEVELOPMENT PLAN
- THE PUBLIC PURPOSE
- THE REDEVELOPMENT PLAN
- RELATIONSHIP TO LAND USE AND ZONING ORDINANCE
- RELATIONSHIP TO OTHER PLANS
- GENERAL PROVISIONS

Open to Public Questions:

Robin ___ 506 ___ (Inaudible): Wants to have a site plan to reference. Wants a safe and reasonable development. Says that 62 units and shared parking is not reasonable. Suggesting that there is designated parking for retail and that parking for residents should at least be two spaces per unit. Wants the height restrictions to me limited to two levels. Doesn't necessarily agree with the transit village designation.

Donna Hunter, 610 Walnut Street: Concerned that this project has dragged for three years. Stated that taxes have been paid by the residence for many years and parking on Webster Ave should be used by tax paying residents and not for retail store parking.

Leo Shapiro, 209 E. Grant Avenue: Mr. Shapiro asked if the current impact of services and infrastructure for this project has been considered.

Chairman Harms: addressed Mr. Shapiro by confirming that the hearing at hand was based on redevelopment only.

Ed Leonard, 504 Laurel Avenue: Expressed traffic concerns.

Ethan Walley, 127 W. Lincoln: Mr. Walley's concerns are traffic related as well pertaining to retail space.

Joe Hunter, 210 Walnut Street: Parking concerns.

Walter Anderson 512 Elm St.: Emphasizes the importance of the site plan in order to better visualize and address proper concerns.

Mr. Kolbeck (Board Member): clarifies the boards roll to make recommendations to the governing body.

Mr Petrosky, 317 Sheridan Avenue: Refers to crosswalk across the street from Locust Street where High School children cross. His concerns are pertaining to the safety of the children.

Deborah Singleton, 610 Woodland Avenue: References an article she read in the New York Times regarding senior's accessing ride sharing apps (uber and lyft) and the concerns of older people regarding scams and identity theft. Her statement is in response to the limited parking concerns. Also, she states that once NJ Transits learns that parking is being utilized for free for retail customers that may become an issue as well.

Joe DeIoria, 824 Larch Street: Asks if site plan presents a four story structure but the board wants three can the site plan approval be denied.

Mr. Kolbeck (Board Member): states that it depends on a variety of factors.

Closed to Public Questions.

MEMORALIZE RESOLUTIONS:

None

Recommendations to go back to council:

- Council investigate the impact of redevelopment plan on adjacent on-street parking on Laurel Ave. to Locust Street; Larch Street, from Lincoln Avenue to Webster Avenue; and Elm Street.
- Council investigates the feasibility of adding storm water and wastewater (DEP) best management practice guidelines to the Redevelopment Plan.
- Add specific noise mitigation measures to the Redevelopment Plan.
- Reduce the front yard setback to be consistent with minimum requirements of the Borough's Complete Street Policy.
- Consider reducing the maximum building height requirements are consistent with traffic oriented development design standards and the economic viability of the project.
- Amend Section 3.2.B(4), so that the residential hotel style lobby and common indoor seating area space requirement on each floor be changed from "shall" to "may".

Chairman Harms noted there may be an application in September 16th's meeting.

ADJOURNMENT

MLUB Adjourned at 9:36pm

Respectfully submitted,

Martha Banks
Roselle Park Municipal Land Use Board Clerk