



Borough of Roselle Park Municipal Land Use Board
Municipal Building, 110 East Westfield Avenue
Roselle Park, NJ 07204
(908) 245-6222

MINUTES **MONDAY, September 16, 2019**

The Borough of Roselle Park's Municipal Land Use Board met on September 16, 2019 at 7:06pm 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), John Stephens (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), John Stephens (Class IV)

Absent: None

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

Alternates Absent: None

Also Present: Richard Schkolnick, Esq., 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 August 19, 2019 meeting. Albert Nitche Made a motion to adopt; Glenn Costello seconded.

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

ABSTAINED: John Stephens

OPPOSED: None

Motion Carried.

Open to Public Questions:

Barbera Sokol, 506 Elm Street: Ms.Sokol feels that a designated on-site parking area for retail for the W. Webster redevelopment plan is very important. Ms. Sokol would like to know if the redevelopment agreement will be revised again, will it include a site plan and will the public have access and input to it? She is also concerned with the reports on traffic, parking and waste water management and will the reports contain a DEP ground water and soil contamination report?

Chairman Harms: Addresses Ms. Sokol regarding the site plan and its availability. He stated it would be the usual public notice in the paper and on the agenda that would go out to advise the public of its availability.

Closed to Public Questions.

Richard Schkolnick: Swears in Leigh Fleming from Harbor Consultant:

NEW BUSINESS:

Ordinance No. 2587 AN ORDINANCE AMENDING CHAPTER XL, "LAND USE," of THE CODE OF THE BOROUGH OF ROSELLE PARK so as to include new DEFINITIONS AND REGULATIONS PERTAINING TO MEDICAL CANNABIS DISPENSARY (IES) AS A CONDITIONAL USE IN THE B-3 AND INDUSTRIAL ZONES WITHIN THE BOROUGH OF ROSELLE PARK

Liegh Fleming: representative of Harbor Consultants, Inc., the Municipal Planner, provided testimony to the Municipal Land Use Board that, upon their review, the proposed Ordinance is substantially consistent with the provisions of Borough's Master Plan.

Municipal Land Use Board Report and Recommendation(s) for Proposed Ordinance No. 2587:
Upon careful consideration of Municipal Planner's findings, and after thoughtful deliberation of the membership, the Municipal Land Use Board concurs with the Municipal Planner's testimony and refers proposed Ordinance No. 2587 back to Mayor and Council recommending consideration for its final adoption.

Roll Call:

Board Members	Votes
William Ferdinando	Yes
Albert Nitche	No
John Stephens	Yes
Glen Costello	Yes
Kevin Kolbeck	Yes
Jay Robaina	Yes
Loren Harms	No

New Business:

1. Referral from Borough Council Resolution No. 261-19: Review of amended West Webster Avenue Area 1 Redevelopment Plan

a. *Resolution 2019-07 of the LAND USE BOARD of the Borough of ROSELLE PARK, in the County of UNION, New Jersey RECOMMENDING THE ADOPTION OF THE WEST WEBSTER AVENUE AREA 1 REDEVELOPMENT PLAN BLOCK 506, LOTS 2, 3, 4 AND 5.

Liegh Fleming makes recommendations to go back to council:

- The terrace be reduced to 7,850 square feet.
- Total density of project be reduced from 62 units to 58 units.
- For every unit below the new maximum density of 58 the terrace may be reduce by 150 square feet but shall not go below 7,400 square feet.
- Remove requirement of dog walk are.

- Update section 3.2D to now read that a minimum of 30% of the area should say “shall contain” instead of “planted”.
- Update section 3.2C to add specifications.
- Add that the terrace area may contain decorative heart scape.
- Update bulk schedule.
- Increase the maximum impervious coverage from 80 to 87%.

Chairman Harms requested a motion to have the above listed recommendations go back to Mayor and Council. Mr. A. Nitche motioned to accept; seconded by Mr. G. Costello. Chairman Harms requested a roll-call for the motion.

Roll Call:

Board Members	Votes
William Ferdinando	Yes
Albert Nitche	Yes
John Stephens	Yes
Glen Costello	Yes
Kevin Kolbeck	Yes
Jay Robaina	Yes
Loren Harms	Yes

Motion carried.

Chairman Harms noted there were no further matters on the agenda and the next meeting will be held on October 21st, 2019.

ADJOURNMENT

There being no further business to come before the Board, Chairman Harms asked for a motion. Mr. A. Nitche moved to adjourn, seconded by Mr. G. Costello. All serving and present members voted Aye, motion carried.

Present board members serving:

Chairman L. Harms, Mr. A. Nitche, Mr. K. Kolbeck, Mr. William Ferdinando, Mr. J. Stephens, Mr. G. Costello & Mr. J. Robaina.

MLUB Adjourned at 7:42pm

Respectfully submitted,
 Martha Banks
 Roselle Park Municipal Land Use Board Clerk