



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

Municipal Land Use Board Minutes for NOVEMBER 18, 2019

- *Chairman Harms*: called the MLUB Meeting to order.
- *Chairman Harms*: requested a roll call.

Attendee Name	Organization	Title	Status	Arrived
Joseph Signorello III	Municipal Land Use Board	Mayor	P	7:00 PM
William Ferdinando	Municipal Land Use Board	Class II Member	P	7:00 PM
Robert A. 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	A	
Glen Costello	Municipal Land Use Board	Class IV Member	P	7:00PM
Kevin Kolbeck	Municipal Land Use Board	Class IV Member	A	
Jay Robaina	Municipal Land Use Board	Class IV Member	P	7:00PM
Paul Baiamonte	Municipal Land Use Board	Alt. 1 Member	P	7:00PM
John Curia	Municipal Land Use Board	Alt. 2 Member	A	
Owen Iungerman	Municipal Land Use Board	Alt. 3 Member	P	7:00PM
Gregg Delano	Municipal Land Use Board	Alt. 4 Member	P	7:00PM
Richard Schkolnick	Municipal Land Use Board	Board Attorney	P	7:00 PM
Martha Banks	Municipal Land Use Board	Board Clerk	P	7:00 PM

- *Chairman Harms*: led the Pledge of Allegiance.

Past Meeting Minutes:

- *Chairman Loren Harms*: moved to approve the September 16, 2019 minutes; moved by Jay Robaina, seconded by Glen Costello.
- *Chairman Harms*: requested a roll call.

Attendee Name	Status
William Ferdinando	Y
Albert Nitche	Y
Glen Costello	Y
Jay Robaina	Y
Paul Baiamonte	AB
Loren Harms	Y

- *Chairman Harms*: motion carries.

Public Portion:

- *Chairman Harms*: made a motion to open the public portion of meeting. There being no one wishing to speak, public portion closed.

Memorialize Resolutions:

None

New Board Business:

Major Site Plan Approval:

Redevelopment of Block 213, Lot 1 and Block 314, Lot 1
404-450 West Westfield Avenue.

Roselle Park VP, LLC / Fernmoor Homes, LLC

Application for Major Site Plan both preliminary and final pursuant to the Romerovski Site Redevelopment Plan. Planned Development based upon a Builders Remedy Lawsuit Settlement, Roselle Park VP, LLC v Borough of Roselle Park and Board of the Borough of Roselle Park.

- *Chairman Harms:* calls counsel for applicant Mr. Eric Goldberg.
- *Mr. Eric Goldberg from Stark & Stark:* introduces himself to the board and stats he is there on behalf of applicant. Mr. Goldberg introduces the project at hand known as the Remerovski. Mr. Goldberg speaks on what is being proposed for this application. There are two distinct properties (block 213, lot 1 and block 314, lot 1) one will be a total of 87 units with 93 parking spaces, for the other lot there will be a total of 131 units with 134 parking spaces.

The existing buildings on the property will be demolished and in return will be multifamily housing as well as some additional amenities, parking and spa. There will be about 1,850 square feet of retail space and other improvements.

In terms of breakdown of the 218 units, 130 of them will be one bedroom units, 81 will be two-bedroom units and the remaining seven will be three bedroom units. Of the 218, 33 units will be affordable housing.

In addition to the Site Plan approval, the applicant's also looking for some additional variance relief. Mr. Goldberg announce the presence of four witnesses:

Jeffrey Fernbach (president to applicant)

Jason Fichter (civil engineer)

Richard Arzberger (architect)

Doug Polyniak (traffic engineer)

- *Chairman Harms:* asks that the Borough's affordable housing attorney, Michael Jedziniak, come up.
- *Mr. Michael Jedziniak:* He shares the history of this property and the Redevelopment Plan and the settlement agreements. He thinks the board should proceed, as long as the other aspects of the units, for instance, they have to have certain amount of low-income, there has to be a certain bedroom distributions. As long as they abide by that and it's conditioned on something to that affect then this is a good application from his perspective.
- *Mr. Jedziniak:* Recommends for the Borough to try to capture as many affordable housing opportunities as they arise.
- *Chairman Harms:* asks the public if anyone would like to ask Mike any question?
- *Mr. Richard Schkolnick:* being none, Mr. Jedziniak is excused.
- *Mr. Goldberg:* Calls Mr. Jeffrey Fernbach
- *Mr. Schkonick:* Affirms Mr. Fernbach.

Roselle Park MLUB – November 18, 2019 Meeting

Minutes

- *Mr. Fernbach*: Introduces himself and tells the Board about his position. He is the president of Fernmoor Properties, Fernmoor Homes. They do a mix of for-sale housing and rentals in New Jersey and in Delaware.
- *Mr. Schkolnick*: asks Mr. Fernbach to explain to the board why the existing buildings that are there cannot be utilized.
- *Mr. Fernbach*: Explains it was really a nonstarter as an economic feasibility to use the buildings. They intend to adhere to the plan to get the new buildings, as close as they can of the industrial feel.
- *Mr. Schkolnick*: asks, the concept of what the retail might look like for this site.
- *Mr. Fernbach*: The retail is coming directly out of the developer's agreement. Where ten years ago the town required this development to have this and it should be rented to the town at a very low -- below-market rent.
- *Mr. Richard Schkolnick*: Mr. Fernbach is excused.
- *Mr. Goldberg*: Calls Mr. Jason Fichter. Mr. Fichter is sworn in. Mr. Fichter is asked for his professional qualifications for both engineering and planning.
- *Mr. Schkolnick*: recognizes Mr. Fichter as an expert in the field of civil engineering and professional planning.
- *Mr. Goldberg*: States that for the first part of his testimony, it will just be civil engineering and then we will bring him back at the end for the planning.
- *Mr. Fichter*: Presents Exhibit A-1, labeled Overall Exhibit dated 10/24/09. The applicant is proposing to raze both buildings and construct on Block 213, again, the lot on the left, a four-story building with 87 units, 1,800 square feet of retail. And then in Block 314, which is the lot on the right, is a four-story building with 131 units. Both buildings have outdoor space between the two buildings, there is going to be 33 affordable units. The architectural design of the buildings was created to "preserve the character" which is what's written in the Redevelopment Plan as compared to the existing buildings. Also, there's a tunnel that goes under Gordon connecting the two buildings, and that will be abandoned for this site. Mr. Fichter states they are looking to reduce the amount of impervious on both properties. They also have slightly more parking proposed than what is required by the Redevelopment Plan.
- *Mr. Goldberg*: asks Mr. Fichter to comment on both Neglia and Harbor's review letters.
- *Mr. Schkolnick*: We're going to make the letters from Neglia and Harbor conditions of an approval, if the board is inclined. And they're going to have to show, to get the final plans signed off, that they comply.
- *Richard Arzberger* (architect): is sworn in.
- *Mr. Arzberger*: begins by commenting on Exhibit marked A-2 & A-3 and addresses recommendation on the planner's letter,
- *Mr. R. Schkolnick*: swears in Leigh Fleming (Harbor Consultants).
- *Ms. Fleming*: Goes over all Harbor's concerns as addressed in the planner's letter.
- *Mr. Schkolnick*: clarifies that on A and B and C of the planner's letter the applicant is willing to reduce the cantilever to 18 inches and they are resisting on D because of structural reasons and the childproofing reasons.

- *Mr. Goldberg*: wraps up the review letter from Harbor, the only possible exceptions were items 6 through 10 which are more landscape architect, and confirms they will comply.
- *Chairman Harms*: Any other questions of the architect? Seeing none, Mr. Arzberger is excused.
- *Mr. Goldber*: swears in Mr. Douglas Polyniak (traffic engineer)
- *Mr. Polyniak*: speaks on a couple of issues addressed in October 31, 2019, letter. He addresses his discussion in that letter, as well as his thoughts regarding the traffic for this project. He states that the intent of the applicant is to have open parking.
- *Mr. R. Schkolnick*: asks the public if they have any questions. There being none, Mr. R. Scholnick recaps. Mr. Arzberger is coming back because we're going to be talking about the sign and materials and the elevations.
- *Chairman Harms*: Someone to speak on the landscaping, the architect and the planner have to come back as well.
- *Chairman Harms*: There being no further business to come before the meeting, Mr. Harms moved at 10:05 p.m. to adjourn the meeting. Mr. Costello, seconded. All members voting, "Aye". Motion carried.

Respectfully submitted,

Martha Banks
Municipal Land Use Board Clerk