



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

**MINUTES**  
**MONDAY, December 16<sup>th</sup>, 2019**

The Borough of Roselle Park's Municipal Land Use Board met on December 16<sup>th</sup>, 2019 at 7:00pm 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), Glen Costello (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), Kevin Kolbeck (Class IV), Jay Robaina (Class IV)

Alternates Present: Paul Baiamonte (Alt I), Owen Iungerman (Alt III),

Alternates Absent: John Curia (Alt II), Gregg Delano (Alt IV),

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:**

N/A

**MEMORALIZE RESOLUTIONS:**

N/A

**Open to Public Questions:**

None

**Closed to Public Questions:**

**NEW BUSINESS:**

Major Site Plan Approval: (Continuation)

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.

**Speakers:**

*Eric Goldberg (from Stark & Stark):*

Summarized some points discussed in the MLUB meeting held on November 18<sup>th</sup>, 2019.

Mr. Golberg also states that the focus of the meeting at hand is to address the Board's requests from the prior MLUB meeting that the applicant's professionals meet with the board's professionals and discuss some of the issues. The applicant's engineers and architects have some resubmissions and will present some revised plans and go over some of the changes. Mr. Goldberg states there will be three witnesses to give their testimony.

*Mr. Richard Schkolnick (Board Attorney):*

Confirms witnesses to be Mr. Steven Kessler (general counselor for Fernmoor Homes), Mr. Richard Asperger (architect for applicant) and Mr. Jason Fisher (Engineer).

*Stephen Kessler:* (General counselor for Fernmoor Homes) is sworn in.

Mr. Kessler states the reason why Mr. Jeffrey Fernbach was unable to attend and thanks the Board Members, Mayor and Counsel for having them back to present.

*Mr. Richard Asperger:* (applicant's architect) presents drawings to Board and marks them into evidence.

Revised Exhibits: Revision date of 9/16/19 for all four exhibits below.

Exhibit A2: Revised version of original sheet A1.0. Upper floor plan for building #1.

Exhibit A3: Revised version of original sheet A1.1. Building elevations.

Exhibit A4: Revised version of original sheet A2.0. Building number two first floor and upper floor plan.

Exhibit A5: Revised version of original sheet A2.1. Building number two elevations.

New Exhibits: Revision date of 12/16/19 for all three exhibits below

Exhibit A6: Material board of building #1 corner view. Revised date of 12/16/19.

Exhibit A7: Colored rendering of building number one's courtyard.

Exhibit A8: Colored rendering of western courtyard of building #2.

*Victor Vinegra (Board Planner for Harbor Consultants):*

Is sworn in.

Mr. Vinegra suggests for two small storage spaces to be added. Closed in bicycle storage ideally.

Mr. Vinegra also comments on the doors discussed in previous meeting. The redevelopment plan states that the building that fronts along the main roadway has to have an entrance or the appearance of an entrance. There are three utility doors that face Westfield Ave. Mr. Vinegra

suggests to put a small opening and a glass panel on the utility doors giving them the appearance of a front entrance.

*Mayor Joseph Signorello III:*

*Comments on his desire to put a design committee in place to go over colors and finalize. Mayor Signorello feels like the project at hand has more of a modern Industrial look and not an old warehouse feel like the Romerovski Site.*

*Mr. Richard Schkolnick (Board Attorney):*

Suggests to make the final review of colors subject to approval of the board planner.

*Chairman Loren Harms:*

Agrees to leave it up to our planner to decide on the colors and to bring it up to the board for approval.

*Councilman Rob Mathieu:*

Asks why DOT approval is needed to utilize the setbacks originally proposed for project.

*Jason Fisher (Engineer for Fernmoor):*

States they will make a good faith effort to widen the sidewalk within the DOT right of way area, subject to DOT approval.

*Jason Fisher (Engineer):*

*One monument sign is permitted but they are proposing two with all height and square footage required.*

*Mr. Fisher also states blade signs are not addressed in ordinance and they are no larger than 3x15.*

*Mr. Fisher also touches on storm water concerns. He states that the biggest difference would be sending more water out to DOT right of way. Final storm water subject to approval by the board engineer.*

*Mr. Richard Schkolnick asks to touch on Residential Site Improvement Standards.*

*Jason Fisher (Engineer):*

- Goals are maximize parking behind the buildings.
- Building entrances: Service doors will be made to look like a full entry.
- Two monument signs proposed are one per block. One sign on each driveway.

### **Open to Public Questions:**

None

### **Closed to Public Questions:**

*Chairman Loren Harms:* Asks that counselor will state the conditions.

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*Mr. Richard Schkolnick (Board Attorney):*

- Provision about to bedroom distribution for COAH units.
- Neglia review letter.
- Sewer connection fee ordinance.
- Confirmation stucco was eliminated as per redesigned plans.
- Harbor review letter.
- Plans that show cantilever cornis will be 24 inches.
- Window size could not be increased due to safety issues.
- Widen sidewalk (subject to DOT approval)
- Use of exterior products
- Add bike rack storage (subject to board planners approval)
- Final colors (subject to the boards planner's review)
- Blade signs are not specifically addressed in ordinance but will be no larger than 3x15.
- Final storm water plan will be subject to review and approval by board engineer.
- Approved variance for two monument signs as shown. Size and height complies.

*Chairman Loren Harms:*

There being no further business to come before the board, Chairman Harms asks for a motion to accept or reject the application. Mr. Owen Iungerman moved to accept with all stipulations stated by board's attorney; seconded by Mayor Joseph Signorello III.

All serving and present members voting yes, motion carried.

**Roll Call:**

William Ferdinando, yes

Albert Niche, yes

Glen Costello, yes

Paul Baiamonte, yes

Owen Iungerman, yes

Chairman Loren Harms, yes

**Motion to Adjourn**

MLUB Adjourned at 8:20pm

Mayor Joseph Signorello III accepted, seconded by Glen Costello.

Respectfully submitted,

Martha Banks

Roselle Park Municipal Land Use Board Clerk