



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 JANUARY 27, 2020**

- Mayor Joe Signorello III called the MLUB Meeting to order at 7:03 P.M.
- Mayor Joe Signorello III noted that this meeting is being held in accordance with the Open Public Meeting Act and adequate notice of this meeting has been provided as required by law. As required by the Fire Prevention Code, he indicated the fire exits and the procedure to be followed in case of a fire.
- Mayor Joe Signorello III led the Pledge of Allegiance.
- Mayor Joe Signorello requested a roll call.

<b>Attendee Name</b>	<b>Organization</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
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	P	7:00PM
Glen Costello	Municipal Land Use Board	Class IV Member	A	
Kevin Kolbeck	Municipal Land Use Board	Class IV Member	P	7:00 PM
Jay Robaina	Municipal Land Use Board	Class IV Member	P	7:00 PM
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	A	
Gregg Delano	Municipal Land Use Board	Alt. 4 Member	A	
Richard Schkolnick	Municipal Land Use Board	Board Attorney	P	7:00 PM
Martha Banks	Municipal Land Use Board	Board Clerk	P	7:00 PM

**New Board Business:**

**Swearing in of MLUB members by Mayor Joe Signorello III:**

<b><u>Position</u></b>	<b><u>Name</u></b>	<b><u>Term Expiration</u></b>
Class II Member	William Ferdinando	December 31, 2020
Class III Member	Kevin Kolbeck	December 31, 2020
Class IV Member	Jay Robaina	December 31, 2023
Class IV Member	Paul Baiamonte	December 31, 2023
Alternate 1	John Curia	December 31, 2020
Alternate 2	Thomas Signorello	December 31, 2020
Alternate 3	Michael L. Quiroga	December 31, 2021
Alternate 4	Susan A. Grosso	December 31, 2021

- Mayor Signorello requested roll call.

Joseph Signorello III	Mayor	P
Robert A. Mathieu	Councilman	P
William Ferdinando	Class II Member	P
J. Albert Nitche	Class IV Member	P
John Stephens	Class IV Member	P
Kevin Kolbeck	Class IV Member	P
Paul Baiamonte	Class IV Secretary	P
Jay Robaina	Class IV Vice Chair	P
Loren Harms	Class IV Chairman	P
John Curia	Alt. 1 Member	A
Thomas Signorello	Alt. 2 Member	P
Michael L. Quiroga	Alt. 3 Member	P
Susan A. Grosso	Alt. 4 Member	A

**Nominations for Chair requested by Mayor Joe Signorello III:**

*Nomination for Chairman of MLUB* – Motion made by Mayor Joseph Signorello III to appoint Loren Harms as chair, seconded by John Stephens. Being no further discussion, nomination for Chair was closed and roll call was taken. Motion was carried. Unanimous vote, “Yes”, by all Board members.

- Mr. Harms, thanked the members and Mayor Joseph Signorello III. Mr. Harms, as the newly elected Chairman, proceeded to lead the rest of the meeting and continued with the nomination process:

*Nomination for Vice-Chairman of MLUB* – Motion made by Chairman Loren Harms to appoint Jay Robaina as Vice-chair and was seconded by J. Albert Nitche. Being no further discussion, nomination for Vice-Chair was closed and roll call was taken. Motion was carried. Unanimous vote, “Yes”, by all Board members.

*Nomination for Secretary* – Motion was made by Mayor Joseph Signorello III to appoint Paul Baiamonte as secretary and seconded by Jay Robaina. Being no further discussion, nomination for Secretary was closed and roll call was taken. Vote was taken and motion was carried. Unanimous vote, “Yes”, by all Board members.

- Chairman Loren Harms announces Mr. John Curia arrival at 7:11pm. Mayor Joseph Signorello III swears him in to his new appointment as Alternate 1.

Motion to appoint Brown, Moskowitz & Kallen PC, Mr. Richard Schkolnick, as Board Attorney  
Motion was made by Chairman Loren Harms, accepted by J. Albert Nitche and seconded by John Stephens. Roll Call / Vote was taken and motion was carried. Unanimous vote, “Yes”, by all Board members.

Motion to appoint Neglia Engineering Associates, Thomas R. Solfaro as MLUB Engineer  
Motion was made by Chairman Loren Harms, accepted by J. Albert Nitche and seconded by John Stephens. Being no further discussion, Roll Call/Vote was taken and motion carried. Unanimous vote, “Yes”, by all Board members.

Motion to appoint Harbor Consultants, Inc., Victor E. Vinegra, MLUB Planner  
Motion was made by Chairman Loren Harms, accepted by J. Albert Nitche and seconded by Jay Robaina. Being no further discussion, Roll Call/Vote was taken and motion carried. Unanimous vote, “Yes”, by all Board members.

Motion to appoint the 2 official newspapers for MLUB, The Local Source and The Star Ledger:  
Motion was made by Chairman Loren Harms and seconded by Paul Baiamonte. Roll Call/Vote was taken and motion carried. Unanimous vote, “Yes”, by all Board members.

Motion to approve meeting dates and times for 2020 year:  
Motion was made by Chairman Loren Harms and seconded by John Stephens. Being no further discussion, vote was taken and motion carried. Unanimous vote, “Yes”, by all Board members.

Motion to approve proposed 2020 Budget (Proposed) for MLUB.

- Mr. Harms noted that the Budget has not been finalized and this is a proposed 2020 Budget.

Motion was made by Chairman Loren Harms and seconded by J. Albert Nitche. Being no further discussion vote was taken and motion carried. Unanimous vote, “Yes”, by all Board members.

### **Past Meeting Minutes:**

Chairman Loren Harms moved to approve the December 16, 2019 minutes; moved by J. Albert Nitche, seconded by Mayor Joseph Signorello III. Vote was taken and motion carried.

- Chairman Harms noted that only those voting would be those that attended that particular meeting and/or listened to the meeting tape. Those that did not attend the meeting or listened to the meeting tape would abstain from the vote.

Unanimous vote, “Yes”, by all eligible Board members. *Board Members voting: Mayor Joseph Signorello III, Robert Mathieu, William Ferdinando, Chairman Harms, Albert Nitche & Paul Baiamonte.*

### **Memorialize Resolutions:**

RESOLUTION NO. 2019-006

RESOLUTION OF THE MUNICIPAL LAND USE BOARD  
OF THE BOROUGH OF ROSELLE PARK, NEW JERSEY

PROPERTY ADDRESS: 404-450 WESTFIELD AVENUE  
BLOCK 213, LOT 1 AND BLOCK 314, LOT 1 (BOROUGH OF ROSELLE PARK)  
APPLICATION FOR PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH  
VARIANCES AND RELATED RELIEF

Motion was made by Chairman Loren Harms, moved by Mayor Joseph Signorello. Roll Call/Vote was taken and motion carried. Unanimous vote, “Yes”, by all eligible Board members. *Board Members voting: Mayor Joseph Signorello III, Robert Mathieu, William Ferdinando, Chairman Harms, Albert Nitche & Paul Baiamonte.*

**Referral of the following three Ordinances from the Governing Body to the Municipal Land Use Board for recommendations pursuant to N.J.S.A 40:55D-26a:**

ORDINANCE NO. 2604

AN ORDINANCE AMENDING CHAPTER XL, SECTION 40-2402  
OF THE CODE OF THE BOROUGH OF ROSELLE PARK,  
ENTITLED, “PERMITTED USES”

- Victor E. Vinegra from Harbor Consultants, MLUB Planner, gets sworn in by Richard Schkolnick, Board Attorney.
- Mr. Vinegra recommends that the ordinance at hand (2604) be referred back to Mayor and council with the following recommendations:
  - Under Section 1, F. Conditional Uses, #3 “Lessors of Miniwarehouses and Self-Storage Units-NAICS Group 531130” be changed to:
    - A minimum lot area of twenty-thousand (20,000) square feet and no more than four (4) in a zone. In place of: “The use is five hundred (500) linear feet from the same use”.

Motion was made by Chairman Loren Harms to send back to Mayor and Council with recommendations by MLUB pertaining to ordinance # 2604, moved by Paul Baiamonte and seconded by Jay Robaina. Being no further discussion vote was taken and motion carried. Unanimous vote, “Yes”, by all Board members.

ORDINANCE NO. 2605

AN ORDINANCE AMENDING CHAPTER XL, SECTION 40-2302  
OF THE CODE OF THE BOROUGH OF ROSELLE PARK,  
ENTITLED, “PERMITTED USES”

- Mr. Vinegra proposes Ordinance No. 2605 be sent back to Mayor and Council recommending that under Section 1. It should read B-2 instead of a B-3 zone and that the Ordinance for House of Worship should be re-written under a conditional use.

Motion was made by Chairman Loren Harms to send back to Mayor and Council with recommendations by MLUB pertaining to ordinance # 2605. Being no further discussion vote was taken and motion carried. Unanimous vote, “Yes”, by all Board members.

ORDINANCE NO. 2607

AN ORDINANCE AMENDING CHAPTER XL, SECTION 40-311  
OF THE CODE OF THE BOROUGH OF ROSELLE PARK,  
ENTITLED, “DECISIONS”

- Mr. Vinegra proposes Ordinance No. 2607 be sent back to Mayor and Council with no recommendations.
- Motion was made by Chairman Loren Harms to send back ordinance # 2607 to Mayor and Council recommending consideration for its final adoption. Moved by Albert Nitche, seconded by Mayor Joseph Signorello. Being no further discussion vote was taken and motion carried. Unanimous vote, “Yes”, by all Board members.

**Public Portion:**

*Motion to open the public portion of meeting. Motion was made by Chairman Loren Harms.*

None

*Motion to close the public portion of meeting.*

There being no one wishing to speak, public portion closed.

**For the Benefit of the Board:**

- Our next meeting will be held on **Monday, February 24, 2020** at 7 PM.
- Chairman Harms noted that all new members will be provided with the training schedule for their required class.

*There being no further business to come before the meeting, Mr. Harms moved at 7:45 p.m. to adjourn the meeting. All members voting, “Aye”. Motion carried.*

Respectfully submitted,

Martha Banks

Municipal Land Use Board Clerk