



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

JUNE 15, 2020 REGULAR MEETING MINUTES

CALL TO ORDER

Chairman Harms called the meeting to order at 7:02 p.m. and provided details about the public participation components of the meeting and read the Open Public Meetings Act disclosure into the record.

Chairman Harms read the following into record by way of explaining the public participation components of the meeting: “Any interested member of the public will have the opportunity to view and/or hear the meeting in its entirety, and, during portions of the meeting where the public is entitled to participate, be heard by visiting meet.google.com/jpz-rpfe-edm and following prompts to join the online/virtual meeting, or by participating telephonically by calling 1-347-384-5303 and entering the following access code 583-778-208#. Participating via online/virtual means or telephonically is free of charge to the public. Public access and participation in the meeting is subject to the regular rules of decorum.”

ROLL CALL

The following is an accounting of the Municipal Land Use Board’s attendance upon roll call called by MLUB Clerk.

Attendee Name	Organization	Title	Status	Arrived
Joseph Signorello III	Municipal Land Use Board	Mayor	P	7:03 PM
Robert A. Mathieu	Municipal Land Use Board	Councilman	P	7:03 PM
William Ferdinando	Municipal Land Use Board	Class II Member	P	7:03 PM
J. Albert Nitche	Municipal Land Use Board	Class IV Member	P	7:03 PM
John Stephens	Municipal Land Use Board	Class IV Member	P	7:03 PM
Kevin Kolbeck	Municipal Land Use Board	Class IV Member	P	7:03 PM
Jay Robaina	Municipal Land Use Board	Class IV Member	P	7:03 PM
Paul Baiamonte	Municipal Land Use Board	Class IV Member	P	7:03 PM
John Curia	Municipal Land Use Board	Alt. 1 Member	A	7:03 PM
Thomas Signorello	Municipal Land Use Board	Alt. 2 Member	P	7:03 PM
Michael L. Quiroga	Municipal Land Use Board	Alt. 3 Member	P	7:03 PM
Susan A. Grosso	Municipal Land Use Board	Alt. 4 Member	P	7:03 PM
Loren Harms	Municipal Land Use Board	Class IV Member	P	7:03 PM

Also in attendance was Board Attorney Richard Schkolnick, Municipal Planner Victor Vinegra and Municipal Engineer Anthony Kurus. Due to the COVID-19 public health emergency all Board members and other attendees, except for Mr. Casais and Chairman Harms, were present and participated in the meeting by virtual telephonic means. Mr. Casais and Chairman Harms were physically present in Council Chambers.

SALUTE TO FLAG

Led by Chairman Harms.

PUBLIC NOTICE OF MEETING AND FIRE EXITS

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

APPROVAL OF MINUTES, PENDING ANY CORRECTIONS:

Chairman Loren Harms moved to approve the May 4th, 2019 & May 18th, 2020 minutes; moved by Mr. Nitche, seconded by Mr. Robaina. Vote was taken and motion carried. Unanimous vote, “Yes”, by all eligible Board members.

MEMORIALIZE RESOLUTIONS

Chairman Harms moved to approve the memorialization of:

MLUB Resolution No. 2020-003
Preliminary and Final Major Site Plan Application
Meridia at Park Square, Urban Renewal, LLC (the applicant)
10 Westfield Avenue, Roselle Park, New Jersey
Block 610, Lots 1&3 (the “Property”)

Moved to adopt by Mr. Nitche, seconded by Mr. Robaina.

Chairman Harms asks if anyone has any comments.

Mr. Stephens asks a question. Being that he was absent on the MLUB Meeting that took place on May 18th, 2020 if his vote counted for the meeting at hand?

Chairman Harms replies, “No” and noted that those that did not attend the meeting on May 18th, 2020 would have to abstain from voting.

Chairman Harms asks Board Clerk for a call to vote on the memorialization of Resolution No. 2020-003 of the members that voted on the affirmative.

Vote Record - Resolution No. 2020-003						
		Yes/Aye	No/Nay	Abstain	Absent	Not Voting
(x) Adopted () Adopted as Amended () Defeated () Tabled () Withdrawn	Joseph Signorello III	X				
	Robert A. Mathieu	X				
	William Ferdinando	X				
	J. Albert Nitche	X				
	John Stephens				X	
	Kevin Kolbeck	X				
	Jay Robaina	X				
	Paul Baiamonte	X				
	John Curia					X
	Thomas Signorello					X
	Michael L. Quiroga					X
	Susan A. Grosso					X
	Loren Harms	X				

Chairman Harms states the motion carried and wishes the applicant luck. He also congratulates Board Attorney on a job well done capturing the conditions of approvals.

Board Attorney Richard Schkolnick states that he received some emails from applicant's (Fernmoor Properties, LLC.) attorney saying that the Resolution that was memorialized had a discrepancy with the number of one bedroom units verses the number of two bedroom units. Mr. Schkolnick advises that there may be a revised resolution on next month's meeting with some clarification.

With no other questions or comments from the floor, Chairman Harms makes a motion to open the public portion.

Moved to open by by Mr. Nitche, seconded by Mr. Stephens.

PUBLIC PORTION

Chairman Harms asks Mr. Casais if he received any emails from the public.

Mr. Casais states he has not received any emails from the public

Chairman Harms reads out the number (1-347-384-5303 access code 583-778-208#) for anyone that would like to participate telephonically.

Chairman Harms asks if anyone from the public is on.

Mr. Sckolnick asks if there are any applications pending.

Mrs. Banks confirms there are no applications pending for July's meeting.

Chaiman Harms reminds Mr. Baiamonte to stop by Borough Hall to sign the resolution.

Mr. Casais mentions to board attorney and board clerk that he reviewed the prior month's meetings transcripts and confirmed that there were eight affirmative votes, and all eight were captured during present meeting as well.

Mr. Schkolnick thanks Mr. Casais.

Chairman Harms thanks Mr. Casais.

ADJOURNMENT

Chairman Harms asks for a motion to adjourn. Mr. Nitche moved to adjourn the meeting at 7:19 p.m.; seconded by Mr. Robaina; all members present voted Aye, said motion was adopted.

Respectfully Submitted,

Martha Banks
Municipal Land Use Board Clerk