

BOROUGH OF ROSELLE PARK
February 27, 2023 - REGULAR MEETING OF MUNICIPAL LAND USE BOARD

CALL TO ORDER

The meeting was called to order at 7:00 pm on February 27, 2023, in Borough's Councils Chambers.

OPEN PUBLIC MEETING ACT NOTICE

Chairman Casalins recited the Open Public Meetings Act compliance notice and indicated that adequate notice of the meeting has been provided as required by law. As required by the Fire Prevention Code, and indicated the fire exits and the procedure to be followed in case of fire.

ROLL CALL

<u>Member</u>	<u>Classification</u>	<u>Status</u>	<u>Arrived</u>
Joseph Signorello III - Mayor	Class I	A	N/A
Paul Baiamonte – Secretary	Class II	P	7:00 PM
Susan Grosso – Member	Class II	P	7:00 PM
Jay Robaina – Councilmember	Class III	P	7:00 PM
Loren Harms – Vice Chairperson	Class IV	P	7:00 PM
John Curia – Member	Class IV	P	7:00 PM
Kevin Kolbeck – Member	Class IV	P	7:00 PM
Michael Quiroga – Member	Class IV	P	7:00 PM
Nicola Cristofaro – Alternate Member	Alt. Member 1	A	N/A
Maurice Negron- Alternate Member	Alt. Member 2	A	N/A
Christian Camilo – Alternate Member	Alt. Member 3	A	N/A
Roxanne Briano – Alternate Member	Alt. Member 4	A	N/A
Jorge Casalins - Chairman	Class IV	P	7:00 PM

SALUTE TO THE FLAG

Chairman Casalins led those in attendance in reciting the Pledge of Allegiance.

NEW BUSINESS

Vice Chairman Harms moved to approve the following minutes, pending any corrections; seconded by Councilmember Michael Quiroga:

1. Meeting minutes of November 21, 2022.

<u>Member</u>	<u>Aye</u>	<u>Nav</u>	<u>Abstain</u>	<u>Absent</u>	<u>Not Voting</u>
Joseph Signorello III - Mayor				X	
Paul Baiamonte – Member	X				
Susan Grosso – Member	X				
Jay Robaina – Councilmember	X				
Loren Harms – Vice Chairperson	X				
John Curia – Member	X				
Kevin Kolbeck – Member	X				
Michael Quiroga – Secretary			X		
Nicola Cristofaro – Alternate Member				X	
Maurice Negron – Alternate Member				X	
Christian Camilo – Alternate Member				X	
Roxanne Briano – Alternate Member				X	

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Jorge Casalins - Chairman	X				
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Vice Chairman Harms moved to approve the following minutes, pending any corrections; seconded by Councilmember Michael Quiroga:

2. Meeting minutes of November 21, 2022.

<u>Member</u>	<u>Aye</u>	<u>Nav</u>	<u>Abstain</u>	<u>Absent</u>	<u>Not Voting</u>
Joseph Signorello III - Mayor				X	
Paul Baiamonte – Member	X				
Susan Grosso – Member	X				
Jay Robaina – Councilmember	X				
Loren Harms – Vice Chairperson	X				
John Curia – Member			X		
Kevin Kolbeck – Member	X				
Michael Quiroga – Secretary	X				
Nicola Cristofaro – Alternate Member				X	
Maurice Negron – Alternate Member				X	
Christian Camilo – Alternate Member				X	
Roxanne Briano – Alternate Member				X	
Jorge Casalins - Chairman	X				

MEMORIALIZING RESOLUTIONS

Vice Chairman Harms moved to adopt the following resolution, pending any corrections: seconded by Michael Quiroga:

Resolution for:

Applicant: Forest Property Management LLC

- Application #2022-014
- 22 East Westfield Avenue , Block 912, Lot 4
- *Site Plan approval and a D(1) Use Variance to convert two (2) office suites into two(2) residential units on the first (1st) floor of the structure.*

<u>Member</u>	<u>Aye</u>	<u>Nav</u>	<u>Abstain</u>	<u>Absent</u>	<u>Not Voting</u>
Joseph Signorello III - Mayor				X	
Paul Baiamonte – Member	X				
Susan Grosso – Member	X				
Jay Robaina – Councilmember	X				
Loren Harms – Vice Chairperson	X				
John Curia – Member			X		
Kevin Kolbeck – Member	X				
Michael Quiroga – Secretary	X				
Nicola Cristofaro – Alternate Member				X	
Maurice Negron – Alternate Member				X	
Christian Camilo – Alternate Member				X	
Roxanne Briano – Alternate Member				X	

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Jorge Casalins - Chairman	X				
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PUBLIC PORTION

Chairman Casalins opened the public comment portion of the meeting by unanimous consent of the Board at 7:03 p.m.

With no comments from the public, Chairman Casalins closed the public comment portion of the meeting by unanimous consent of the Board.

NEW BUSINESS

At 7:05 pm, Chairman Casalins addressed the Board regarding the matter of amending the process of applications coming in front of the Municipal Land Use Board. He explained that he was speaking with the Construction Official about a previous application that was denied by the board, in which he was informed the property had numerous violations. He suggested the Board Secretary inquire with the Construction Department when an application is submitted to see if there are any previous violations and make that information apart of the packages sent to the commissioners.

Vice Chairman Loren Harms agreed that it was good idea to find out if there were any previous denied permits or violations. He asked what the scope of the inquire would be?

Chairman Casalins explained that it should be kept simple and include a generic email that the Board Secretary would send to the Construction department asking for any reports or violations for the application.

Michael Quiroga commented that while he agreed with the idea, he doesn't want this information to be a hinderance to those coming to the board and shouldn't negatively impact their testimony.

In Response, Vice Chairman Harms and Chairman Casalins explained that sometimes applicants aren't doing the right thing, and they are doing their due diligence to understand the whole situation that applicant's may leave out.

Chairman Casalins closed out the discussion by stating he will provide mockup emails to have distributed to the board for further discussion at the next meeting.

FOR THE BENEFIT OF THE BOARD:

Chairman Casalins noted the following for the benefit of the Board:

Next Meeting: Monday, March 20, 2022 at 7:00 p.m.

ADJOURNMENT

At 7:25 p.m. Vice Chairman Harms moved to adjourn the meeting; all members present voting Aye, said motion was adopted.

Attest:

Talia Smith
Borough Clerk