

**BOROUGH OF ROSELLE PARK**  
**MAY 31, 2023 – SPECIAL MEETING OF MUNICIPAL LAND USE BOARD**

**CALL TO ORDER**

The meeting was called to order at 7:03 pm on May 31, 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**

<b><u>Member</u></b>	<b><u>Classification</u></b>	<b><u>Status</u></b>	<b><u>Arrived</u></b>
Joseph Signorello III - <b>Mayor</b>	Class I	P	7:03 PM
Paul Baiamonte – <b>Member</b>	Class II	P	7:03 PM
Susan Grosso – <b>Member</b>	Class II	P	7:09 PM
Jay Robaina – <b>Councilmember</b>	Class III	P	7:03 PM
Loren Harms – <b>Vice Chairperson</b>	Class IV	P	7:03 PM
John Curia – <b>Member</b>	Class IV	P	7:15 PM
Kevin Kolbeck – <b>Member</b>	Class IV	P	7:03 PM
Michael Quiroga – <b>Secretary</b>	Class IV	A	N/A
Nicola Cristofaro – <b>Alternate Member</b>	Alt. Member 1	P	7:03 PM
Maurice Negron- <b>Alternate Member</b>	Alt. Member 2	A	N/A
Christian Camilo – <b>Alternate Member</b>	Alt. Member 3	P	7:03 PM
Roxanne Briano – <b>Alternate Member</b>	Alt. Member 4	A	N/A
Jorge Casalins - <b>Chairman</b>	Class IV	P	7:03 PM

**SALUTE TO THE FLAG**

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

**NEW BUSINESS**

At 7:06 PM Chairman Casalins introduced Ordinance No. 2729 entitled An Ordinance Amending Chapter 40 of the Code of the Borough of Roselle Park So As To Permit Certain Cannabis Businesses As A Conditional Use Within the B-2 Central Business, And I Industrial Zone Districts, and Establishing A New Chapter 30 of the Code of the Borough of Roselle Park Implementing A Cannabis Transfer And user Tax Within the Borough of Roselle Park.

Mayor Signorello III clarified that each zone will have a maximum number of uses per zone, which is equal to the maximum number of licenses given per zone regarding cannabis business establishments. He explains that in the ROB zone, one cannabis business establishment is allowed resulting in one license being approved for the zone. In the B-2 Central Business Zone, one cannabis business establishment is allowed resulting in one license being issued for the zone. In the B-3 Arterial Business Zone, two cannabis business establishments are allowed resulting in two licenses being issued in the zone. In the I

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Industrial Zone, two cannabis business establishments are allowed resulting in two licenses being issued in the zone.

Loren Harms asked if all six potential businesses would be able to sell cannabis, in which it was answered that not all six locations would be for retail purposes. It was stated there is potential for a maximum of four retail spaces, and more realistically two or three retail businesses, as there are state requirements they would have to abide by that may make it difficult for cannabis businesses to operate in said zones.

Loren Harms asked whether a cannabis retail shop would be able to open on Chestnut Street, as he stated he doesn't believe a cannabis shop should be on Chestnut Street, as they have worked for years to revitalize the main street. Chairman Casalins responded no as Chestnut Street is excluded on the map and there are schools nearby which wouldn't meet the regulations. Mayor Signorello mentioned the possibility of exempting the street from cannabis retail but was rejected as board attorney Steven explained that was essentially spot zoning and the ordinance must be consistent. Mayor Signorello III used a map prepared by CME Associates, Morgan Astorino, entitled Class 5: Cannabis Retailer Eligibility (West) Roselle Park, NJ, to show those present the portion of the Borough that would be eligible to sale cannabis, which would be mainly along Westfield Avenue. He explained that even if an applicant applies for a license, they would still have to go in front of the Board for a use variance.

Mayor Signorello III explained the process of how an applicant would obtain a license for cannabis retail, stating that the applications would go through a commission first that would determine if the applicant met the initial qualifications. He explained that the members of the commission are composed of representatives from the police and fire departments, as well as a representative from the Municipal Land Use Board, the Mayor and Andrew Casasis.

Board planner, Ronald Reinertsen, explained the changes made in the new ordinance, and how this compared to the medical cannabis ordinance, in which he stated they essentially replicated the contents of the medical cannabis ordinance.

Councilman Robaina asked about the process in amending the Master Plan, in which Ronald Reinertsen explained the Master Plans gets reexamined every 10 years and they are due for a reexamination soon.

Paul Baiamonte asked to go over the maps that were prepared by CME Associates. Morgan Astorino went through the 5 maps entitled, Cannabis Zoning Overview, Class 1-4: Cannabis Cultivation, Manufacturing, Wholesale and Distribution, Class 5: Cannabis Retailer, Eligibility, Class :Cannabis Retailer Eligibility (West), and Class 5: Cannabis Retailer, Eligibility, Class :Cannabis Retailer Eligibility (East).

Chairman Casalins opened the floor for public comments.

Marianne at 141 Charlotte Terrace came forward. She explained that she was against allowing cannabis retail from the beginning. She explained that she lives in Ward 1 and feels as though all unwanted projects eventually end up in Ward 1. She also expressed how she believes the Board gives slack to controversial projects, and that the town doesn't need a dispensary as neighboring towns already have established shops.

In response to Marianne's statements, Mayor Signorello III explained that they take the opportunity to listen to the public on every matter, and often take into consideration the opinions of the public. He pointed out that due to the outpour of negative feedback from the public on the project at 222 Sherman Avenue where a three-family residential house was being proposed, the board denied the project.

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Chairman Casalins also responded that in the case of cannabis retail, it would be judged on a case by case basis. The public is allowed to sit in on the meetings and provide feedback showing that the public has a say in the matters. He explained that there is no right answer to the question, and it is a balancing act the Board is tasked with, everyone doesn't get an automatic approval and they do consider public opinion when hearing applications.

A motion to close the public portion of the meeting was made by Loren Harms and seconded by Susan Grosso.

A motion was made by Loren and seconded by Susan Grosso to refer the Ordinance back to Mayor and Council without contention, but with a technical recommendation that Ordinance No. 2729 is adopted with the intention and understanding of the Governing Body to cap the maximum number of Cannabis-related licenses per each designated zone district to reflect and maintain conformity with the Master Plan.

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

**FOR THE BENEFIT OF THE BOARD:**

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

Next Meeting: Monday, July 17, 2023 at 7:00 p.m.

**ADJOURNMENT**

At 7:50 p.m. Vice Chairman Harms moved to adjourn the meeting; all members present voting Aye, said motion was adopted.

Attest:

Talia Smith  
Borough Clerk