

BOROUGH OF ROSELLE PARK
JUNE 26, 2023 – REGULAR MEETING OF MUNICIPAL LAND USE BOARD

CALL TO ORDER

The meeting was called to order at 7:02 pm on June 26, 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 – Member	Class II	P	7:02 PM
Susan Grosso – Member	Class II	A	N/A
Jay Robaina – Councilmember	Class III	P	7:02 PM
Loren Harms – Vice Chairperson	Class IV	P	7:02 PM
John Curia – Member	Class IV	P	7:02 PM
Kevin Kolbeck – Member	Class IV	P	7:02 PM
Michael Quiroga – Secretary	Class IV	P	7:02 PM
Nicola Cristofaro – Alternate Member	Alt. Member 1	P	7:09 PM
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	7:02 PM

SALUTE TO THE FLAG

At 7:04 pm 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 Michael Quiroga:

1. Meeting minutes of February 27, 2023.

<u>Member</u>	<u>Aye</u>	<u>Nay</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				

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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				

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

2. Special Meeting minutes of May 31, 2023.

<u>Member</u>	<u>Aye</u>	<u>Nay</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				

At 7:05 pm Chairman Casalins discussed the suggested email template that was introduced at the February meeting. The email template was as follows:

- Property located at **123 Main St. Roselle Park, NJ (Block / Lot)**
 - Any reports or violations for the subject property.
 - Documents regarding any variances pending, granted, or denied for the property.
 - Tax assessors reports or memos and property card for this property.
 - Latest Certificate of Occupancy for the property.

Chairman Casalins asked the Board if this email was sufficient enough and if they would like to add anything, in which no one had anything to add.

Vice Chairman Harms moved to approve the email template as is; seconded by Kevin Kolbeck.

<u>Member</u>	<u>Aye</u>	<u>Nay</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				

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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				

- Applicant: Meridia at Park Square, Urban Renewal, LLC
 - Application # 2023-004
 - 10 West Westfield Avenue, Block 610, Lot 1 & 3
 - *Amended Preliminary and Final Major Site Plan for proposed mixed use development at Meridia at Park Square. The applicant wishes to amend the previously approved mixed-use development proposing 650 spaces within the surface parking lot and garages compared to the previously allotted 505 parking spaces.*

At 7:09 pm, Chairman Casalins invited the applicant's attorney to the stand, where attorney Matt Gilson Esq. swore in attorney Nancy Lottinville and architect Thomas Basile.

Mr. Basile began his testimony by describing the renderings that were provided to the Board prior to the meeting.

Mr. Basile introduced Exhibit A-1, an 8 ½ by 11 rendering of the garage from the back which shows the setback and facade of the garage. He explained they will be using a thin brick facade which will match the residential buildings nearby. He explained that the ramp will not have brick.

At 7:14 pm, Mrs. Lottinville and Mr. Basile went through the planner's report dated June 19, 2023. Mr. Basile explained that regarding the comment on page 8, they use LED internal light 20 ft away from the sidewalk limiting the spillover.

Borough Planner, Ronald Reinertsen, explained that the applicant needed to meet the design requirement issued on item 9 of the planners report. Mr. Reinertsen explained the requirements regarding the visibility, architectural elements of the stair tower and the sound impact of the garage need to be addressed. Mr. Basile explained that the ramp will be concrete and they do not foresee an increase in traffic thus the sound impact shouldn't be an issue.

Regarding screening and landscaping, Mr. Basile explained that while there is not much extra room for landscaping, but they will be landscaping the little room they have.

Mr. Reinertsen explained that key items on page 9 were not met, especially including the photo simulation that was required during the DRC Meeting. During such a meeting, Mr. Reinertsen explained that it was required for the applicant to provide photo simulations of the garage from different points on Westfield Avenue, specifically from the viewpoint of the diner by the Fuel 1 gas station. He further explained that the rendering given to the Board does not reflect what was asked of the applicant. He explained that the rendering does not show the surrounding area or scale of Locust Street.

Vice Chairman Harms agreed with Mr. Reinertsen's assessment, explaining that the rendering given to the Board does not reflect the actuality of the building. He explains that buildings are missing from the rendering and it does not help the Board see the scale of the garage compared to the surrounding buildings.

Mr. Reinertsen explained he wanted to see a real life simulation. Chairman Casalins agreed, stating there are a lot of things missing from the rendering such as cell towers and billboards that are nearby which makes the rendering look a lot different. He then suggests that the applicant should focus on discussing the items that can be looked at before entertaining the idea of moving this matter to the July meeting.

When the applicant asked for further clarification on what position they would like the simulation from, Mr. Reinertsen explained Northwest towards the existing building on Locust Street.

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Councilman Robaina expressed he would also like to see the garage from a different perspective, and the Board agreed they would like to request 3 points of views for the photo simulation, which Mr. Reinertsen would draw out for the applicant after the meeting.

At 7:32 pm the applicant's engineer, Kamil Baraniewicz, was sworn in. He began his testimony by giving a description of the property and explained that they are not changing the emergency egress on Locust Street so the screening and landscaping will remain the same from the plans that were submitted and approved in the prior years.

Mr. Baraniewicz explained that 709 parking spaces are required in the redevelopment plan and they are offering 650 spaces. He explained the shared parking analysis that was done on the property and presented to the Board in the original submittal. He explained the findings of the analysis, stating that during peak demand time 551 parking spaces are in demand. He explained the setup of the parking spaces which would be 50 spaces reserved for municipal use, and the remainder of 631 spaces for resident use of the property. He explained that not meeting the 709 required spaces is adequate based on the analysis done.

Mr. Baraniewicz explained that they relocated the required 11 EV spaces which were grandfathered into the initial application, to the exterior parking lot on West Westfield Avenue due to concern of the Fire Department. He explained that the exterior parking lot is uncovered and is located across from Building B. He also explained that they spoke to PSE&G to inquire about moving the utility pole and was told that it can't be moved so they slightly angled the driveway. He explained that there was a small adjustment in setbacks from the original setbacks but they are within the redevelopment plan.

Board engineer, [Kevin Boyer](#) asked the applicant to send the full Trip Generator to their office as there was a page missing, which the Mr. Baraniewicz agreed to.

Mr. Baraniewicz explained that they submitted their application to Union County and are ready to comply with any comments if approved.

At 7:47 pm, Mr. Reinertsen went through his report and all the remaining comments, stating the design element will remain open.

Mr. Boyer went through the engineer report and stated that the applicant's engineer should send the traffic and trip memo to satisfy his requirements.

At 7:54 pm, Chairman Casalin opened the floor to the public, seeing none he closed the public portion of the meeting. At 8:00 pm, Mrs.Lottinville requested a five minute recess to discuss with her client, which was granted.

At 8:05 pm, the Board came back from their recess and Mrs.Lottinville requested the Board move this matter to the July 17th meeting with no notice, which the Board Granted.

At 8:06 pm, Vice Chairman Harms moved to grant the applicant a continuation with no further notice; seconded by Nicola Cristofao.

<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	

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Christian Camilo – Alternate Member				X	
Roxanne Briano – Alternate Member				X	
Jorge Casalins - Chairman	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 8:10 p.m. Vice Chairman Harms moved to adjourn the meeting; all members present voting Aye, said motion was adopted.

Attest:

Talia Smith
Borough Clerk