

**BOROUGH OF ROSELLE PARK**  
**OCTOBER 16, 2023 – REGULAR MEETING OF MUNICIPAL LAND USE BOARD**

**CALL TO ORDER**

The meeting was called to order at 7:02 pm on October 16, 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	A	N/A
Paul Baiamonte – <b>Member</b>	Class II	P	7:02 PM
Susan Grosso – <b>Member</b>	Class II	P	7:02 PM
Jay Robaina – <b>Councilmember</b>	Class III	P	7:02 PM
Loren Harms – <b>Vice Chairperson</b>	Class IV	P	7:02 PM
John Curia – <b>Member</b>	Class IV	P	7:02 PM
Kevin Kolbeck – <b>Member</b>	Class IV	P	7:02 PM
Michael Quiroga – <b>Secretary</b>	Class IV	A	N/A
Nicola Cristofaro – <b>Alternate Member</b>	Alt. Member 1	P	7:02 PM
Christian Camilo – <b>Alternate Member</b>	Alt. Member 3	A	N/A
Jorge Casalins - <b>Chairman</b>	Class IV	P	7:02 PM

**SALUTE TO THE FLAG**

At 7:03 pm Chairman Casalins led those in attendance in reciting the Pledge of Allegiance.

**MINUTES**

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

1. Meeting minutes of September 18, 2023

<b><u>Member</u></b>	<b><u>Aye</u></b>	<b><u>Nay</u></b>	<b><u>Abstain</u></b>	<b><u>Absent</u></b>	<b><u>Not Voting</u></b>
Joseph Signorello III - <b>Mayor</b>				X	
Paul Baiamonte – <b>Member</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>Secretary</b>				X	

**BOROUGH OF ROSELLE PARK**  
**OCTOBER 16, 2023 – REGULAR MEETING OF MUNICIPAL LAND USE BOARD**

Nicola Cristofaro – <b>Alternate Member</b>	X				
Christian Camilo – <b>Alternate Member</b>				X	
Jorge Casalins- <b>Chairman</b>	X				

**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 7:04 pm, Richard Templeton was sworn in as Alternative Member #2 by Anne Maria Risotto, esq.  
 At 7:05 pm, Darwin Romain was sworn in as Alternative Member #4 by Anne Maria Risotto, esq.

At 7:06 pm Chairman Casalins introduced Referral of ordinance No. 2753, entitled, “ *An Ordinance Amending Chapter 40 of the Code of the Borough of Roselle Park so as to Adopt Design Standards Within The B-2, Central Business, Zone District*”

Chairman Casalins explained the ordinance was an effort to create standards and uniformity as the Borough works to revitalize their downtown district. He explains that while this ordinance is referring to the Central Business zone, he would like to recommend to Council and the Governing Body the addition of the ROB zone.

Councilman Robaina explained the ordinance seeks to create color palettes and design standards for the downtown area, to make the area more uniform and aesthetically pleasing.

Vice Chairman Harms asked about the existing structures and how this ordinance would affect them, in which it was answered that existing structures are grandfathered in, so they wouldn’t have to conform to the standards, but they will work with the landlords.

Board planner Ronald Reinertsen explained that they designed the ordinance to be in compliance with the master plan in regards to the section discussing community design, and to protect residential areas from nonresidential encroachment.

Attorney Anne Maria Ritto, esq, explained the Board is there to make recommendations to the governing body on the ordinance and to decide whether the proposed ordinance is consistent with the Master Plan. She continued to explain that if they were to expand the targeted area to the ROB zone, they would have to start the process from the beginning.

The Board unanimously voted that the proposed ordinance was consistent and compliant with the Master Plan, and recommended to the Governing Body, the changes should be expanded to include the ROB zone.

Loren Harm moved to recommend to Mayor and Council the Ordinance be adopted with the recommendation that the changes in the ordinance expand to the ROB zone; seconded by Susan Grosso:

- Ordinance No. 2753 titled, “*An Ordinance Amending Chapter 40 of the Code of the Borough of Roselle Park so as to Adopt Design Standards Within The B-2, Central Business, Zone District*”

<b><u>Member</u></b>	<b><u>Aye</u></b>	<b><u>Nay</u></b>	<b><u>Abstain</u></b>	<b><u>Absent</u></b>	<b><u>Not Voting</u></b>
Joseph Signorello III - <b>Mayor</b>				X	
Paul Baiamonte – <b>Member</b>	X				

**BOROUGH OF ROSELLE PARK**  
**OCTOBER 16, 2023 – REGULAR MEETING OF MUNICIPAL LAND USE BOARD**

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>Secretary</b>				X	
Nicola Cristofaro – <b>Alternate Member</b>	X				
Richard Templeton- <b>Alternate Member</b>			X		
Christian Camilo – <b>Alternate Member</b>				X	
Darwin Romain- <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, November 20, 2023, at 7:00 p.m.

**ADJOURNMENT**

At 7:18 p.m., Loren Harms moved to adjourn the meeting; all members present voting Aye, said motion was adopted.

Attest:

Talia Smith  
 Borough Clerk