

**BOROUGH OF ROSELLE PARK**  
**NOVEMBER 20, 2023 – REGULAR MEETING OF MUNICIPAL LAND USE BOARD**

**TO ORDER**

The meeting was called to order at 7:01 pm on November 20, 2023, in Borough’s Councils Chambers.

**OPEN PUBLIC MEETING ACT NOTICE**

Vice Chairman Harms 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                    | 7:01 PM               |
| Susan Grosso – <b>Member</b>                | Class II                     | P                    | 7:01 PM               |
| Jay Robaina – <b>Councilmember</b>          | Class III                    | P                    | 7:01 PM               |
| Loren Harms – <b>Vice Chairperson</b>       | Class IV                     | P                    | 7:01 PM               |
| John Curia – <b>Member</b>                  | Class IV                     | P                    | 7:01 PM               |
| Kevin Kolbeck – <b>Member</b>               | Class IV                     | A                    | N/A                   |
| Michael Quiroga – <b>Secretary</b>          | Class IV                     | P                    | 7:01 PM               |
| Nicola Cristofaro – <b>Alternate Member</b> | Alt. Member 1                | P                    | 7:01 PM               |
| Richard Templeton- <b>Alternate Member</b>  | Alt. Member 2                | P                    | 7:01 PM               |
| Christian Camilo – <b>Alternate Member</b>  | Alt. Member 3                | P                    | 7:01 PM               |
| Darwin Romain- <b>Alternate Member</b>      | Alt. Member 4                | P                    | 7:01 PM               |
| Jorge Casalins - <b>Chairman</b>            | Class IV                     | A                    | N/A                   |

**SALUTE TO THE FLAG**

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

**MINUTES**

Councilman Robaina moved to approve the following minutes, pending any corrections; seconded by Michael Quiroga:

1. Meeting minutes of October 16, 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                 |                   |                       |                      |                          |

**BOROUGH OF ROSELLE PARK**  
**NOVEMBER 20, 2023 – REGULAR MEETING OF MUNICIPAL LAND USE BOARD**

|   |   |  |  |   |  |
|---|---|--|--|---|--|
| 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 |  |

**PUBLIC PORTION**

Vice Chairman Harms opened the public comment portion of the meeting by unanimous consent of the Board at 7:05 p.m.

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

**NEW BUSINESS**

- Review of gym/ auditorium HVAC Improvements at Robert Gordon Elementary School at 59 West Grant Avenue, Roselle Park, NJ.

At 7:06 pm, Vice Chairman Harms invited the applicant’s planner, George R. Duthie, Jr. and Stephen W. Schreyer Jr. , to the stand where he introduced the proposed project at 59 West Grant Avenue. Mr. Schreyer gave a brief description of the project and where the proposed generator would be located. Exhibit A-1 was entered into the testimony, labeled Mechanical Robert Gordon Elementary School Aerial Site Plan. He explained that the generator would be a pad mounted mechanical unit, which would be located at the rear of the school. He explained the dimensions of the generator and gave a walk through of where the generator would be located. He explained that there were limitations that hindered them from locating the generator on the roof.

Mr. Duthie explained that the sound level would be at 34 decibels, which is less than the state requirement. He explained the proposed HVAC system would only heat and cool the cafeteria. Councilman Robaina, asked if there was a vendor for the generator and the details of when they would be installing the generator. Mr. Schreyer answered that they do not have a contractor at the moment, and that the install would take place in the summer and would last approximately 3 months. Mr. Durthie wasn’t able to give a projected cost of the generator, but Vice Chairman Harms estimated \$300,000.

Commissioner Michal Quiroga asked if they have future plans on expanding the HVAC system in the future, in which it was answered they would not, as the unit in the cafeteria would only be for the cafeteria, and if they wanted to expand the use of the HVAC system they would need an additional unit. Commissioner John Curia, asked what is the HVAC system replacing, in which it was answered that there currently is nothing there.

Board attorney, Steven R. Tombalakian, advised the Board they are there to decide if public money is being used in accordance to the Master Plan and any additional comments to improve the project is welcomed but is not binding.

Commissioner Christian Camilio asked why they chose the cafeteria for the HVAC system update, in which Loren replied that the cafeteria is the place that is used the most, especially with the many community events being held there.

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Seeing no more comments from the Board, Vice Chairman Harms opened the floor for any public comments at 7:15 pm. With no comments from the public, Vice Chairman Harms closed the public comment portion of the application by unanimous consent of the Board.  
 The Board unanimously voted that the HVAC system updates are consistent 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>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          |            |                |               |                   |
| 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:**

Vice Chairman Harms noted the following for the benefit of the Board:

Next Meeting: Monday, December 18, 2023, at 7:00 p.m.

**ADJOURNMENT**

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

Attest:

Talia Smith  
 Borough Clerk