

BOROUGH OF ROSELLE PARK
JANUARY 22, 2024 – REGULAR MEETING OF MUNICIPAL LAND USE BOARD

TO ORDER

The meeting was called to order at 7:00 pm on January 22, 2024, in Borough’s Councils Chambers.

OPEN PUBLIC MEETING ACT NOTICE

Mayor Signorello III 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	P	7:00 PM
Andrew Casais- Vice Chairperson	Class II	P	7:00 PM
Jay Robaina – Councilmember	Class III	P	7:00 PM
Jorge Casalins- Chairman	Class IV	P	7:00 PM
Nicola Cristofaro – Member	Class IV	P	7:00 PM
John Curia – Member	Class IV	P	7:00 PM
Loren Harms – Member	Class IV	P	7:00 PM
Kevin Kolbeck – Secretary	Class IV	P	7:00 PM
Michael Quiroga – Member	Class IV	P	7:00 PM
Christian Camilo – Alternate Member	Alt. Member 1	P	7:00 PM
Richard Templeton- Alternate Member	Alt. Member 2	P	7:00 PM
Darwin Romain- Alternate Member	Alt. Member 3	P	7:00 PM
Vrutti Patel- Alternate Member	Alt. Member 4	A	N/A

SALUTE TO THE FLAG

At 7:02 pm Mayor Signorello III led those in attendance in reciting the Pledge of Allegiance.

OATH OF OFFICE

At 7:03 pm, Mayor Signorello III led the oath of office for the following members;

- Andrew Casais - Class II Member
- Nicola Cristofaro - Class IV Member
- Michael Quiroga- Class IV Member
- Chrisitan Camilo- Alternate Member No. 1
- Darwin Roman- Alternate Member No. 2

OFFICER NOMINATIONS

1. At 7:06 pm, Mayor Signorello III opened up the floor for Chairperson nominations, in which Jorge Casalins was nominated by Mayor Signorello III and seconded by Loren Harms.

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<u>Member</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>	<u>Not Voting</u>
Joseph Signorello III - Mayor	X				
Andrew Casais- Member	X				
Jay Robaina – Councilmember	X				
Jorge Casalins- Chairman	X				
Nicola Cristofaro – Member	X				
John Curia – Member	X				
Loren Harms – Vice Chairperson	X				
Kevin Kolbeck – Member	X				
Michael Quiroga – Secretary	X				
Christian Camilo – Alternate Member	X				
Richard Templeton- Alternate Member	X				
Darwin Romain- Alternate Member	X				
Vrutti Patel- Alternate Member				X	

2. Chairman Casalins opened up the floor for Vice Chairperson nominations, in which Andrew Casais was nominated by Loren Harms and Councilman Jay Robaina.

<u>Member</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>	<u>Not Voting</u>
Joseph Signorello III - Mayor	X				
Andrew Casais- Vice Chairperson	X				
Jay Robaina – Councilmember	X				
Jorge Casalins- Chairman	X				
Nicola Cristofaro – Member	X				
John Curia – Member	X				
Loren Harms – Member	X				
Kevin Kolbeck – Member	X				
Michael Quiroga – Secretary	X				
Christian Camilo – Alternate Member	X				
Richard Templeton- Alternate Member	X				
Darwin Romain- Alternate Member	X				
Vrutti Patel- Alternate Member				X	

3. Chairman Casalins opened up the floor for Secretary nominations, in which Kevin Kolbeck was nominated by Loren Harms and Michael Quiroga.

<u>Member</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>	<u>Not Voting</u>
Joseph Signorello III - Mayor	X				
Andrew Casais- Vice Chairperson	X				

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Jay Robaina – Councilmember	X				
Jorge Casalins- Chairman	X				
Nicola Cristofaro – Member	X				
John Curia – Member	X				
Loren Harms – Member	X				
Kevin Kolbeck – Secretary	X				
Michael Quiroga – Member	X				
Christian Camilo – Alternate Member	X				
Richard Templeton- Alternate Member	X				
Darwin Romain- Alternate Member	X				
Vrutti Patel- Alternate Member				X	

MINUTES

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

1. Meeting minutes of December 18, 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		
Andrew Casais- Vice Chairperson			X		
Jay Robaina – Councilmember	X				
Jorge Casalins- Chairman	X				
Nicola Cristofaro – Member	X				
John Curia – Member	X				
Loren Harms – Member	X				
Kevin Kolbeck – Secretary	X				
Michael Quiroga – Member			X		
Christian Camilo – Alternate Member			X		
Richard Templeton- Alternate Member	X				
Darwin Romain- Alternate Member			X		
Vrutti Patel- Alternate Member				X	

MEMORIALIZING RESOLUTIONS

1. Vice Chairman Harms moved to adopt the following resolution, pending any corrections: seconded by Jay Robaina:
 - a. Resolution for:
 - **R. 2024-001:** Appointment of Weiner Law Group, LLP as 2024 Municipal Land Use Board
 - **R. 2024-002:** Appointment of Consulting & Municipal Engineers, LLP AS 2024 Municipal Planner

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- **R. 2024-003:** Recognizing the Borough Engineer, Colliers Engineer, Colliers Engineer & Design, Inc., as the 2024 Board Engineer
- **R. 2024-004:** Recognizing the 2024 Official Newspapers of the Borough as Designated by Mayor and Council Recognizing the 2024 Official News
- **R. 2024-005:** Adopting Regular Meeting Dates of the Board for 2024/2025

<u>Member</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>	<u>Not Voting</u>
Joseph Signorello III - Mayor	X				
Andrew Casais- Vice Chairperson	X				
Jay Robaina – Councilmember	X				
Jorge Casalins- Chairman	X				
Nicola Cristofaro – Member	X				
John Curia – Member	X				
Loren Harms – Member	X				
Kevin Kolbeck – Secretary	X				
Michael Quiroga – Member	X				
Christian Camilo – Alternate Member	X				
Richard Templeton- Alternate Member	X				
Darwin Romain- Alternate Member	X				
Vrutti Patel- Alternate Member				X	

2. Vice Chairman Harms moved to adopt the following resolution, pending any corrections:
 seconded by Nicola Cristofaro:

a. Resolution for:

- **R. 2024-006:** Applicant: Tony Conigliaro
 Application No. 2023-007
 Address: 607 West Westfield Avenue (Block 204, Lot 7)

<u>Member</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>	<u>Not Voting</u>
Joseph Signorello III - Mayor					X
Andrew Casais- Vice Chairperson					X
Jay Robaina – Councilmember			X		
Jorge Casalins- Chairman	X				
Nicola Cristofaro – Member	X				
John Curia – Member	X				
Loren Harms – Member	X				
Kevin Kolbeck – Secretary	X				
Michael Quiroga – Member			X		
Christian Camilo – Alternate Member			X		

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Richard Templeton- Alternate Member	X				
Darwin Romain- Alternate Member			X		
Vrutti Patel- Alternate Member				X	

PUBLIC PORTION

Chairman Casalins opened the public comment portion of the meeting by unanimous consent of the Board at 7:09 p.m.

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

FOR THE BENEFIT OF THE BOARD:

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

The next regular meeting of the Municipal Land Use Board will be:
Monday, January 22, 2024 at 7:00 p.m.

ADJOURNMENT

At 7:10 p.m. Vice Chairman Harms moved to adjourn the meeting; all members present voting Aye, said motion was adopted.

Attest:

Talia Smith
Borough Clerk