

ROSELLE PARK MUNICIPAL LAND USE BOARD
REGULAR MEETING – JULY 15, 2024 MINUTES

CALL TO ORDER

The meeting was called to order at 7:00 pm on July 15, 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 P.M.
Andrew Casais- Vice Chairperson	Class II	A	N/A
Jay Robaina – Councilmember	Class III	P	7:00 P.M.
Jorge Casalins- Chairman	Class IV	A	N/A
Nicola Cristofaro – Member	Class IV	P	7:00 P.M.
John Curia – Member	Class IV	P	7:00 P.M.
Loren Harms – Member	Class IV	A	N/A
Kevin Kolbeck – Secretary	Class IV	A	N/A
Michael Quiroga – Member	Class IV	P	7:00 P.M.
Christian Camilo – Alternate Member	Alt. Member 1	P	7:00 P.M.
Richard Templeton- Alternate Member	Alt. Member 2	P	7:00 P.M.
Darwin Roman- Alternate Member	Alt. Member 3	A	N/A
Vrutti Patel- Alternate Member	Alt. Member 4	A	N/A

SALUTE TO THE FLAG

At 7:01 pm Mayor Signorello III led those in attendance in reciting the Pledge of Allegiance.

MEMORIALIZING RESOLUTIONS

Richard Templeton moved to adopt the following resolution, pending any corrections; seconded by Darwin Roman:

- a. **R. 2024-013:** Applicant: Botera JC, LLC
 Application #2024-007
 1 East Westfield Avenue, Block 910, Lot 1

<u>Member</u>	<u>Aye</u>	<u>Nav</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		

ROSELLE PARK MUNICIPAL LAND USE BOARD
REGULAR MEETING – JULY 15, 2024 MINUTES

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	

PUBLIC PORTION

Mayor Signorello III opened the public comment portion of the meeting by unanimous consent of the Board at 7:02 pm. With no comments from the public, Mayor Signorello III closed the public comment portion of the meeting by unanimous consent of the Board at 7:03 pm.

NEW BUSINESS

- *Applicant: Peter Morales*
Application #2024-009
728 Filbert Street, Block 413, Lot 9
A proposed expansion of an existing home and recognition of an accessory garage and placement of freestanding air conditioning equipment on the roof of said garage requiring “c” variance relief.

At 7:05 pm, Mayor Signorello III invited the applicant’s attorney, Peter Morales, to the stand where he was sworn in.

Mr. Morales explained that he was representing the owner, LuisMayancela , and they are requesting a ‘C’ variance. He explained that Mr. Mayancela purchased the house in January of 2024 and the garage was a part of the existing structure. He explained that when the previous homeowners bought the house the garage was an existing structure.

Mr. Morales explained that in 2006, the owners were approved for a permit on the garage roof, and in 2022 the homeowners were approved to put up a fence and there was no indication that the garage was an illegal structure in both instances.

Mr. Morales explained Mr. Mayancela is proposing to move the door to the left and add a canopy. He clarified the applicant is not creating a third floor and the floor above the second story is a crawl space for additional storage for mechanical equipment. The crawl space will be unfinished and inhabitable according to Mr. Morales.

Mr. Morales explained that there have been no flooding issues in the past showing there should be no concern over the amount of impervious coverage. He explained that the house currently has 2 bedrooms and they are proposing to add a third bedroom on the second floor.

Board planner, Ronald Reinertsen, asked about the garage and if it was a shared garage, in which the applicant answered it is a one car garage. Mr. Reinertsen explains that the parking offered complies with the ordinance. He explained that the second garage should be used for nothing other than a garage and suggested it be a condition upon approval.

ROSELLE PARK MUNICIPAL LAND USE BOARD
REGULAR MEETING – JULY 15, 2024 MINUTES

There were questions from the Board regarding whether the air condition condenser is to be put on the roof or on the side of the building as the plans show both. The applicant agreed for the condenser to be put on the roof.

Mayor Signorello III opened the floor to public questions or comments by unanimous consent of the Board. With no comments from the public, Mayor Signorello III closed the public portion of the meeting by unanimous consent of the Board.

Mayor Signorello III requested that a condition of approval be put for the applicant to add a street tree on either Filbert Street or Roselle Avenue, upon engineers advice.

With no further comments or questions from the Board or professionals, Mayor Signorello III opened the floor for a motion.

Councilman Robaina motioned to approve the application; seconded by Chrisitan Camilo.

<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	

FOR THE BENEFIT OF THE BOARD:

Mayor Signorello III noted the following for the benefit of the Board:

The next regular meeting of the Municipal Land Use Board will be:
Monday, August 19, 2024 at 7:00 p.m.

ADJOURNMENT

At 7:26 p.m. Councilman Robaina moved to adjourn the meeting; all members present voting Aye, said motion was adopted.

Attest:

Talia Smith
Borough Clerk