

INDEPENDENCE TOWNSHIP LAND USE BOARD

Minutes – September 18, 2017

The Independence Township Land Use Board met for a regular meeting on Monday, September 28, 2017 in the Municipal Building on Rt. 46 in Great Meadows, NJ. Ricardo Fernandez called the meeting to order at 7:30 p.m. and he stated that the meeting is being held in accordance to the Open Public Meetings Act by posting said notice of this meeting on the bulletin board in the Municipal Building and notifying the Municipal Clerk. Advertisement of notice was placed in the Star Gazette of Hackettstown, NJ and sent to the Express Times of Easton, PA.

ROLL CALL:

Present:	Muriel Walter	Carmen Feula
	George Ulmer	James Kelsey
	Ricardo Fernandez	Lucy Carvino
	Geoffrey Cullen	Glen Cogle
	Donald Engels	Mark Rafalko

Absent:	Tim Norton	Melissa Milano
	Robert Best	

Also Present:	Kevin Smith, P.E	Alternate Attorney Liz Marshall
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MINUTES:

The Regular Minutes of the August 21, 2017 meeting were distributed prior to the meeting. Mrs. Walter made the motion to adopt the minutes. Motion seconded by Mr. Ulmer. Roll call vote:

Ayes: Mrs. Walter, Mr. Feula, Mr. Kelsey, Mr. Fernandez, Mr. Cullen, Mr. Cogle, Ms. Carvino, Mr. Engels, and Mr. Ulmer.

Nays: None recorded

Abstain: Mr. Rafalko, who was not present at the August meeting and is not eligible to vote on the minutes.

OPEN TO THE PUBLIC:

Chairman Fernandez opened the meeting to the public, for non-agenda items. With there being no public comment, the hearing was closed to the public.

OTHER BUSINESS:

Land Use Committee-Highlands/Affordable Housing

Chairman Fernandez stated that Board Planner Banisch had updated the Board at the last meeting. Mr. Feula stated that the Committee has passed a Resolution to accept a Settlement Agreement.

Kittatinny Valley State Park, Kenco/Wetlands Mitigation, Block 29, Lot 28-Status

No formal update

MEMORIALIZING RESOLUTIONS:

#17-002 Woodmont Independence Urban Renewal, LLC, Block 6.02, Lot 3

Attorney Marshall summarized the draft resolution and she reviewed the conditions of approval, which were discussed with the Board and clarifying modifications were recommended.

Chairman Fernandez made the motion to approve the Resolution as amended and discussed this evening. Motion seconded by Mr. Feula. Roll call vote:

Ayes: Mrs. Walter, Mr. Feula, Mr. Kelsey, Mr. Fernandez, Mr. Cullen, Ms. Carvino, Mr. Cogle, Mr. Engels, and Mr. Ulmer.

Nays: None recorded

Abstain: Mr. Rafalko who was not present at the August meeting and is not eligible to vote on this matter.

Attorney Marshall will make the necessary revisions

#17-003 Rudy DelVecchio, Block 17, Lot 14-Certificate of Non-Conformity

Attorney Marshall summarized the draft Resolution and reviewed the conditions of the draft Resolution.

Mr. Cogle made the motion to approve the Resolution. Motion seconded by Mrs. Walter. Roll call vote:

Ayes: Mrs. Walter, Mr. Feula, Mr. Kelsey, Mr. Fernandez, Mr. Cullen, Mr. Cogle, Mr. Engels, and Mr. Ulmer.

Nays: None recorded

Abstain: Mr. Rafalko who was not present at the August meeting and is not eligible to vote on this matter and Ms. Carvino who was an Alternate for that hearing and is not eligible to vote on the Resolution.

Mr. Cogle had a question regarding the minutes and the access, which was briefly discussed.

OTHER:

Mr. Feula stated that the Township Committee recognized the Woodmont approval and he thanked the Chairman and the Board along with Mr. Williams.

DISCUSSION:

Site Plan Committee Report

None

Ordinance Subcommittee-Recommendation

None

Master Plan Subcommittee Update

None

Woodmont Landscape Subcommittee

None.

BILLS:

Finelli Consultants

Re: Miller/Chang 192.50

Re: Woodmont 517.50

William Gold

Re: Woodmont 1202.50

Re: Del Vecchio 288.75

Mrs. Walter made the motion to approve the bills. Motion seconded by Mr. Ulmer. Roll call vote: Ayes: Mrs. Walter, Mr. Feula, Mr. Kelsey, Mr. Fernandez, Mr. Cullen, Mr. Cougle, Mr. Engels, Mr. Rafalko, and Mr. Ulmer.
Nays: None recorded
Abstain: Ms. Carvino who is an Alternate this evening.

ADJOURNMENT

In a motion made and seconded the Board adjourned the meeting at 8:05 p.m. Voice vote: Ayes: Mrs. Walter, Mr. Feula, Mr. Kelsey, Mr. Fernandez, Mr. Cullen, Mr. Cougle, Mr. Engels, Mr. Rafalko, and Mr. Ulmer.
Nays: None recorded
Abstain: Ms. Carvino who is an Alternate this evening.

Respectfully submitted,

Alfia Schemm
Board Secretary
11/15/17