

INDEPENDENCE TOWNSHIP LAND USE BOARD

Minutes – April 20, 2020

The Independence Township Land Use Board met for a regular meeting on Monday, April 20, 2020 via the Zoom virtual meeting service. The decision to hold the meeting via electronic means has been made in compliance with P.L. 2020, c.11 given the current circumstances surrounding the COVID-19 health situation, the limitations imposed under the Governor's Executive Orders 104 and 107, the physical limitations of the chambers, and the importance of social distancing. The meeting was called to order by Chairman Ricardo Fernandez at 7:32 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 NJ Herald, the Express Times-NJ Zone, and the Express Times.

OATH OF OFFICE: Attorney Eric Bernstein administered the oath of office to: Mr. Cogle, Mr. Pennington, and Ms. Milano.

ROLL CALL:

Present:	Carmen Feula	James Kelsey
	George Ulmer	Donald Engels
	Geoffrey Cullen	Lucy Carvino
	Ricardo Fernandez	Glenn Cogle
	Melissa Milano	Michael Pennington .
Absent:	Mark Rafalko	Robert Best
	Robert Neumann	
Also Present:	Eric Bernstein, Esq.	Michael Finelli, P.E.
	David Banisch, P.P.	

MINUTES:

The minutes from the January 13, 2020 meeting were distributed prior to the meeting. Mr. Ulmer made the motion to adopt the minutes. Motion seconded by Ms. Carvino: Roll call vote:

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

Nays: None recorded

Abstain: Ms. Milano, Mr. Cogle, and Mr. Pennington

OPEN TO THE PUBLIC:

Chairman Fernandez made the motion to open the meeting to the public for non-agenda items at 7:43 p.m. Motion seconded by Mr. Ulmer. Roll call vote:

Ayes: Mr. Ulmer, Mr. Feula, Mr. Kelsey, Ms. Milano, Mr. Cogle, Mr. Pennington, Mr. Engels, Mr. Cullen, and Mr. Fernandez

Nays: None recorded

Abstain: Alternate #3 Ms. Carvino

With there being no public present, Mr. Cogle made the motion to close the meeting to the public for non-agenda items at 7:43 p.m. Motion seconded by Mr. Ulmer. Voice vote:

Ayes: Mr. Ulmer, Mr. Feula, Mr. Kelsey, Ms. Milano, Mr. Cogle, Mr. Pennington, Mr. Engels, Mr. Cullen, and Mr. Fernandez

Nays: None recorded

Abstain: Alternate #3 Ms. Carvino

OTHER BUSINESS:

Master Plan-Discussion

The Board briefly touched on the documents that were distributed earlier today by Planner Banisch. Mr. Cogle suggested that the Board defer discussion on the documents to allow the Board Members a chance to review them.

Designation of Official Newspaper

The Star Gazette is no longer being published as of 3/31/20 and the Township has designated the NJ Herald as a replacement paper.

Mr. Ulmer made the motion to designate the NJ Herald as an Official Newspaper, the same as the Governing Body. Motion seconded by Mr. Cullen. Roll call vote:

Ayes: Mr. Ulmer, Mr. Feula, Mr. Kelsey, Ms. Milano, Mr. Cogle, Mr. Pennington, Mr. Engels, Mr. Cullen, and Mr. Fernandez

Nays: None recorded

Abstain: Alternate #3 Ms. Carvino

BILLS:

NJ Advance Media

Re: Notice 24.01
Re: Notice 497.89

Banisch

Re: Pio Costa 196.30
Re: Woodmont 37.75
Re: General 60.40

Finelli

Re: General 65.00
Re: Pio Costa 662.50
Re: Woodmont 1397.50
Re: General 97.50

Mr. Ulmer made the motion to pay the bills. Motion seconded by Mr. Cogle. Roll call vote:

Ayes: Mr. Ulmer, Mr. Feula, Mr. Kelsey, Ms. Milano, Mr. Cogle, Mr. Pennington, Mr. Engels, Mr. Cullen, and Mr. Fernandez

Nays: None recorded

Abstain: Alternate #3 Ms. Carvino

DISCUSSION:

Site Plan Subcommittee (Feula, Neumann, Engels)

None

Ordinance Subcommittee (Feula, Cullen, Rafalko)

None

Redevelopment Subcommittee (Pennington, Feula, Engels)

Chairman Fernandez asked that the subcommittee review the Build Out Analysis to possibly identify redevelopment sites.

Master Plan Subcommittee Update (Ulmer, Feula, Rafalko)

Chairman Fernandez identified the members of the subcommittee.

Other

Mr. Feula touched on the subcommittee meeting that was held a few months back and the Board discussed setting up future subcommittee meetings with Board Planner Banisch and both the Redevelopment Subcommittee and the Master Plan Subcommittee.

ADJOURNMENT

In a motion made and seconded the Board adjourned the meeting at 8:04 p.m. Voice vote:

Ayes: Mr. Ulmer, Mr. Feula, Mr. Kelsey, Ms. Milano, Mr. Cogle, Mr. Pennington,
Mr. Engels, Mr. Cullen, and Mr. Fernandez

Nays: None recorded

Abstain: Alternate #3 Ms. Carvino

Respectfully submitted,

Alfia Schemm
Board Secretary
5/14/20