

**INDEPENDENCE TOWNSHIP LAND USE BOARD**

**Minutes – May 18, 2020**

The Independence Township Land Use Board met for a regular meeting on Monday, May 18, 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 7:30 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 NJ Herald and the Express Times.

**OATH OF OFFICE:** Attorney Eric Bernstein administered the oath of office to Mr. Rafalko.

**ROLL CALL:**

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

**MINUTES:**

The minutes from the April 20, 2020 meeting were distributed prior to the meeting. Mr. Cogle made the motion to adopt the minutes. Motion seconded by Mr. Ulmer. Roll call vote:

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

Nays: None recorded

Abstain: Mr. Rafalko

**OPEN TO THE PUBLIC:**

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

**BILLS:**

	<b>NJ Advance Media</b>	
Re: Notice		204.77
	<b>Bernstein</b>	
Re: General		120.00
Re: Pio Costa		195.00
Re: General		660.00
	<b>Finelli</b>	
Re: General		97.50
Re: Woodmont		218.75
Re: Coladarci		162.50

Mr. Ulmer made the motion to pay the bills. Motion seconded by Mr. Kelsey. Roll call vote:  
Ayes: Mr. Ulmer, Mr. Feula, Mr. Kelsey, Mr. Rafalko, Mr. Cogle, Mr. Pennington,  
Mr. Engels, Mr. Cullen, and Mr. Fernandez  
Nays: None recorded  
Abstain: Alternate #3 Ms. Carvino

**DISCUSSION:**

**Highlands/Master Plan/Redevelopment Discussion**

Mr. Engels reviewed the discussions had by the Subcommittees in regards to viable Township uses. Board Planner Banisch also summarized and characterized the Subcommittees discussions and consistency determination was addressed. Mr. Ulmer stated that he has some historical information pertaining to Vienna/Great Meadows that he would like to share with the Board.

The Board took a brief recess at 7:57 p.m. The meeting resumed at 8:05 p.m., with the following Board Members present: Mr. Feula, Mr. Kelsey, Mr. Rafalko, Mr. Cogle, Mr. Pennington, Mr. Engels, Mr. Cullen, Mr. Fernandez, and Ms. Carvino. Also: Board Planner Banisch and Board Attorney Bernstein.

Board Planner Banisch continued with his discussion on Re-Development and Town Center Development, the needs, standards, and the rail trail. The Board discussed the various concepts and what will be needed in order to advance those concepts. The Board reviewed the flexibility in the proposed uses, the permits that may be required, and options that may be available. The Board agreed on the designation of the corridor and the need for a study. Chairman Fernandez asked if the Board can get some mapping so that they can review possible recommendations for designations and the need for a study. Mr. Engels reviewed some of the other items that could be revisited (Brownfield Sites, development/redevelopment areas). Board Planner Bansich discussed and reviewed a comprehensive plan conformance concept. The Board continued to discuss the issues and Chairman Fernandez stated that the Subcommittee has done a great job working with Board Planner Banisch. The Board continued to discuss the issues and the budget requirements. The Board also discussed the status of the Pio Costa Solar proposal.

**Site Plan Subcommittee (Feula, Neumann, Engels)**

None

**Ordinance Subcommittee (Feula, Cullen, Rafalko)**

None

**ADJOURNMENT**

In a motion made and seconded the Board adjourned the meeting at 8:40 p.m. Voice vote:

Ayes: Mr. Feula, Mr. Kelsey, Mr. Rafalko, Mr. Cogle, Mr. Pennington,  
Mr. Engels, Mr. Cullen, Ms. Carvino, and Mr. Fernandez  
Nays: None recorded  
Abstain: None recorded

Respectfully submitted,

Alfia Schemm  
Board Secretary 6/11/20