

INDEPENDENCE TOWNSHIP LAND USE BOARD

Reorganization Meeting - January 9, 2023 7:30 p.m.

Automatic Adjournment at 10:30 p.m.

1. FLAG SALUTE

2. CALL TO ORDER - Statement of Compliance

Adequate notice of this meeting has been provided as required by law, by posting of the annual meeting notice on the municipal bulletin board and by mailing to the NJ Herald and Express Times in accordance with the Open Public Meeting Act, 1975.

3. OATH OF OFFICE:

4. ROLL CALL:

Present:	Carmen Feula	Donald Engels
	Robert Neumann	Melissa Milano
	Ricardo Fernandez	Lucy Carvino
	Geoffrey Cullen	James Kelsey
	Glenn Cogle	Bonnie Kelsey

Absent: Mark Rafalko

Also Present: Eric Bernstein, Esq. Mike Finelli, P.E.
David Banish, P.P.

5. REORGANIZATION OF BOARD:

Mr. Cogle made a motion for Ricardo Fernandez to be the Board Chair for the year 2023, which was seconded by Mr. Feula.

Ayes: Mr. Feula, Mr. Neumann. Mr. Cullen, Mr. Cogle, Mr. Engels, Mrs. Milano, Mrs. Carvino, Mr. Kelsey, Mrs. Kelsey

Nays: None

Absent: Rafalko

Abstain: None

Mr. Cogle made a motion for Don Engles to serve as the Board Vice Chair for the year 2023, which was seconded by Mr. Kelsey.

Ayes: Mr. Feula, Mr. Neumann. Mr. Cullen, Mr. Cogle, Mr. Engels, Mrs. Milano, Mrs. Carvino, Mr. Kelsey, Mrs. Kelsey

Nays: None

Absent: Rafalko

Abstain: None

RESOLUTION – 2023-01

RESOLUTION AUTHORIZING CONTRACT WITH Eric Bernstein, Esq. as Board Attorney; Mike Finelli, P.E. of Finelli Consulting Engineers as Board Engineer; David Banisch, of Banisch and Associates, as Board Planner-FOR PROFESSIONAL SERVICES FOR 2023.

WHEREAS, there exists a need for the retention of firms of consultants to render professional advice to the Land Use Board on land use problems and to review applications for development, and

WHEREAS, the contract is based on an hourly rate commencing on January 1, 2023 through December 31, 2023 and funds are available in the appropriation to the Land Use Board, and have been certified by the Local Finance Officer, and

WHEREAS, the Local Public Contracts Law (N.J.S. 40A:11-1 et seq.) requires that the resolution authorizing the award of contracts for “professional services” without competitive bids on the contract itself must be available for public inspection;

NOW THEREFORE BE IT RESOLVED by the Land Use Board of the Township of Independence as follows:

1. The chairman and secretary of the Land Use Board are hereby authorized and directed to execute the attached agreements with Eric Bernstein, Esq., Finelli Consulting Engineers, and Banish and Associates.
2. These contracts are awarded without competitive bidding as a “professional service” in accordance with N.J.S. 40A:11-5 (l)(a) of the Local Public Contracts Law because the above firms have served as the board’s professionals for more than one year and have special knowledge as to land use problems and conditions in the township, which knowledge is particularly valuable to the Land Use Board.
3. A notice of this action shall be printed once in the official newspaper of the Township of Independence.

Mrs. Kelsey made a motion to approve the passage of Resolution 2023-01, which was seconded by Mrs. Milano.

Ayes: Mr. Feula, Mr. Neumann. Mr. Cullen, Mr. Cogle, Mr. Engels, Mrs. Milano, Mrs. Carvino, Mr. Kelsey, Mrs. Kelsey

Nays: None

Absent: Rafalko

Abstain: None

Mrs. Kelsey made a motion to appoint Dena Hrebenak the interm Board Secretary, which was seconded by Mr. Cogle.

Ayes: Mr. Feula, Mr. Neumann. Mr. Cullen, Mr. Cogle, Mr. Engels, Mrs. Milano, Mrs. Carvino, Mr. Kelsey, Mrs. Kelsey

Nays: None

Absent: Rafalko

Abstain: None

Resolution 2023-02
Schedule of Regular meeting of the
Independence Township Land Use Board – 2023

Please take notice that pursuant to the provisions of the Open Public Meetings, the following is the schedule of the regular meetings of the Land Use Board of the Township of Independence, County of Warren, to be held in the year 2023:

* January 9	
*February 13	August 21
March 20	September 18
April 17	October 16
May 15	November 20
June 12	December 18
July 17	January 8, 2024

All regular meeting will be held at 7:30 p.m. at the Independence Municipal Building, 286-B Route 46, Independence Township, Warren County, New Jersey, unless otherwise noted. Official action may be taken at all meetings.

Mr. Cogle made a motion to approve the passage of Resolution 2023-02, which was seconded by Mr. Cullen.

Ayes: Mr. Feula, Mr. Neumann. Mr. Cullen, Mr. Cogle, Mr. Engels, Mrs. Milano, Mrs. Carvino, Mr. Kelsey, Mrs. Kelsey

Nays: None

Absent: Rafalko

Abstain: None

Mr. Cogle made a motion to approve the Rules & Regulations of the Board, which was seconded by Mr. Cullen.

Ayes: Mr. Feula, Mr. Neumann. Mr. Cullen, Mr. Cogle, Mr. Engels, Mrs. Milano, Mrs. Carvino, Mr. Kelsey, Mrs. Kelsey

Nays: None

Absent: Rafalko

Abstain: None

Mr. Newman made a motion to approve the minutes for the Regular meeting held on December 19, 2022, which was seconded by Mr. Feula.

Ayes: Mr. Feula, Mr. Neumann. Mr. Cullen, Mr. Cogle, Mr. Engels, Mrs. Milano, Mrs. Carvino, Mr. Kelsey, Mrs. Kelsey

Nays: None

Absent: Rafalko

Abstain: None

Chairman Fernandez opened the meeting for public comment; seeing non the public comment portion of the meeting was closed.

8. OTHER BUSINESS:

Land Use Committee-Highlands/Affordable Housing- there are no updates on the Highlands/Affordable Housing.

Checklist Discussion Mr. Feula, Mr. Neumann, and Mr. Engles will meet to review the checklists that will be sent from Mr. Finelli.

Chairman Fernandez stated that the open old business is for HMUA with the revised information if all items are received then this will be revisited at the February meeting.

DISCUSSION:

Site Plan Committee Report (Neumann, Engels)

Ordinance Subcommittee Update (Feula, Cullen, Neumann)

Redevelopment Subcommittee (Feula, Engels, Rafalko)

Master Plan Subcommittee Update (Cullen, Rafalko, Carvino)

14. BILLS

NJPO	\$325.00	
Finelli	\$930.00	HMUA
	\$135.00	LUB
Bernstein	\$255.00	

Mr. Cogle made a motion to approve the bill list as presented, which was seconded by Mr. Cullen.

Ayes: Mr. Feula, Mr. Neumann. Mr. Cullen, Mr. Cogle, Mr. Engels, Mrs. Milano, Mrs. Carvino, Mr. Kelsey, Mrs. Kelsey

Nays: None

Absent: Rafalko

Abstain: None

15. ADJOURNMENT