

# INDEPENDENCE TOWNSHIP LAND USE BOARD

## MINUTES

**July 17, 2023 7:30 p.m.**

The Independence Township Land Use Board met for a regular meeting on Monday, April 17, 2023 at the Municipal Building. Chairman Fernandez called the meeting to order at 7:30 pm 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 NJ Zone Edition.

### ROLL CALL

Present:	Robert Neumann	Lucy Carvino
	Mark Rafalko	Don Engles
	Glenn Cougle	Carmen Feula
	Jonathan Stuber	Harry Noble
	James Kelsey	Geoffrey Cullen
	Bonnie Kelsey	Ricardo Fernandez
Absent:	Melissa Milano	

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

OPEN TO THE PUBLIC: For matters not on the agenda.

Chairman Fernandez opened the floor for comments from the public; seeing none he requested a motion to close the public comment period.

Mrs. Kelsey made a motion to close the public portion of the meeting, which was seconded by Mr. Cougle.

Ayes:	Mr. Neumann, Mrs. Carvino, Mr. Rafalko, Mr. Engles, Mr. Cougle, Mr. Feula, Mr. Stuber, Mr. Noble, Mr. Kelsey, Mrs. Kelsey, Chairman Fernandez
Nays:	None recorded
Abstain:	None recorded

### OTHER BUSINESS:

#### **Land Use Committee- Woodmont Landscaping**

Mr. Banish went through his memo that was circulated to the Board members in regard to the Woodmont Landscaping. All items are being installed according to plan.

Chairman Fernandez explained that there was a letter from Warren County Planning Department for NJDRP in regards to a disapproval. Mr. Finelli stated that he has a phone conference scheduled for the following day to discuss the access permit from DOT which they have not allowed. There maybe a modification of the access which will require them to come back to the Board.

## **Land Use Committee-Highlands/Affordable Housing-Deferred**

### **Checklist Discussion**

Mr. Neumann explained concerns with the checklist and whom should make the decision to deem the applications complete within the 45 day timeframe. Chairman Fernandez explained what was discussed at the previous meeting in regards to the decision for the professionals to deem applications complete.

Mr. Kelsey made a motion to allow the professionals to deem applications complete, which was seconded by Mr. Rafalko.

Ayes: Mr. Neumann, Mrs. Carvino, Mr. Rafalko, Mr. Engles, Mr. Cougle, Mr. Feula,  
Mr. Stuber, Mr. Noble, Mr. Kelsey, Mrs. Kelsey, Chairman Fernandez  
Nays: None recorded  
Abstain: None recorded

Chairman Fernandez went through other items that are requested and questioned if there is a need for 12 copies or would 4 copies be sufficient with pdf copies named according to what revision. Discussion was held on the other items on the checklist.

Mr. Banish explained his memo in regards to the Master Plan Re-Examination and the environmentally constrained land. Mr. Banish shared maps with all members of the Preservation and Planning areas.

### **DISCUSSION:**

**Site Plan Committee Report (Feula, Engels)- None**  
**Ordinance Subcommittee Update (Feula, Cullen, Rafalko)- None**  
**Redevelopment Subcommittee (Feula, Engels)- None**  
**Master Plan Subcommittee Update (Feula, Rafalko)- None**

### **BILLS**

Bernstein	450.00	General- 4/17
	2115.00	HMUA- 5/1
	120.00	General- 5/2
Finelli	1,162.50	HMUA

Mr. Cougle made a motion to approve the payment of the bills, which was seconded by Mr. Cullen.

Ayes: Mr. Neumann, Mrs. Carvino, Mr. Rafalko, Mr. Engles, Mr. Cougle, Mr. Feula,  
Mr. Stuber, Mr. Noble, Mr. Kelsey, Mrs. Kelsey, Chairman Fernandez  
Nays: None recorded  
Abstain: None recorded

### **ADJOURNMENT**

Mr. Feula made a motion to adjourn at 9:21 pm, which was seconded by Mr. Cougle.

Ayes: Mr. Neumann, Mrs. Carvino, Mr. Rafalko, Mr. Engles, Mr. Cougle, Mr. Feula,  
Mr. Stuber, Mr. Noble, Mr. Kelsey, Mrs. Kelsey, Chairman Fernandez  
Nays: None recorded  
Abstain: None recorded