

**INDEPENDENCE TOWNSHIP LAND USE BOARD**  
**Minutes – August 20, 2018**

The Independence Township Land Use Board met for a regular meeting on Monday, August 20, 2018 in the Municipal Building on Rt. 46 in Great Meadows, NJ. Chairman 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 and Express Times.

**ROLL CALL:**

Present:	Muriel Walter	Carmen Feula
	Donald Engels	Lucy Carvino
	Ricardo Fernandez	Michael Pennington
	Glen Cogle	Robert Best (arriving at 7:34 p.m.)
	Geoffrey Cullen	

Absent:	George Ulmer	James Kelsey
	Mark Rafalko	Melissa Milano

Also Present:        Dominic DiYanni, Esq.

**MINUTES:**

Mr. Feula made the motion to adopt the minutes of May 21, 2018. Motion seconded by Mrs. Walter. Roll call vote:

Ayes:     Mr. Pennington, Mrs. Walter, Mr. Engels, Mr. Feula, Ms. Carvino,  
             Mr. Cogle, and Mr. Fernandez

Nays:     None recorded

Abstain: Mr. Cullen who was not present at the May meeting.

Ms. Walter noted a typographical error in the spelling of Rose Lane.

**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.

**OTHER BUSINESS:**

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

Chairman Fernandez stated that he spoke with Planner Banisch and he has asked him to prepare discussion items for redevelopment recommendations.

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

Mr. Cogle stated that the site is planted and it is looking very nice. (Mr. Best arrived).

**PAIC-Land Use Liability Presentation**

Attorney DiYanni and Board Secretary Schemm presented the PAIC-Land Use Liability Power Point Presentation, which was discussed with the Board at great length.

**Woodmont Redevelopment**

Ms. Carvino questioned the status of the project, which was reviewed by Chairman Fernandez.

**Rose Lane**

Mr. Cogle provided a status update on the Rose Lane situation, where a violation was issued and there are efforts taking place to correct the situation.

**Litigation Billing**

Chairman Fernandez questioned the billing and budgeting for Litigation.

**NEW BUSINESS:**

**#18-001 Wireless EDGE Towers, LLC, Block 21, Lot 50**

Mr. Cogle stated that this matter continues to held in abeyance and Board Secretary Schemm stated that the Applicant has granted an extension until the end of September.

**DISCUSSION:**

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

None

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

None

**Redevelopment Subcommittee (Pennington, Feula, Engels)**

None

**Master Plan Subcommittee**

None

**BILLS:**

**Banisch Associates**

Re: Woodmont	775.75
Re: General	58.00
Re: General	993.25
Re: Wireless Edge	181.25

**Eric Bernstein, Esq.**

Re: General	330.00
Re: Litigation	1781.46
Re: Wireless Edge	480.00

**Finelli Consultants**

Re: Woodmont	316.25
Re: Wireless Edge	31.25
Re: Wireless Edge	146.25
Re: Wireless Edge	57.50
Re: General	316.25

**Advanced Media**

Re: Notice	35.01
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Mrs. Walter made the motion to approve the vouchers. Motion seconded by Ms. Carvino. Roll call vote:

Ayes: Mr. Pennington, Mrs. Walter, Mr. Engels, Mr. Feula, Ms. Carvino,  
Mr. Cogle, Mr. Best, Mr. Cullen, and Mr. Fernandez

Nays: None recorded

Abstain: None recorded

**ADJOURNMENT**

In a motion made and seconded the Board adjourned the meeting at 8:30 p.m. Voice vote:

Ayes: Mr. Pennington, Mrs. Walter, Mr. Engels, Mr. Feula, Ms. Carvino,  
Mr. Cogle, Mr. Best, Mr. Cullen, and Mr. Fernandez

Nays: None recorded

Abstain: None recorded

Respectfully submitted,

Alfia Schemm  
Board Secretary

10/10/18