

INDEPENDENCE TOWNSHIP LAND USE BOARD

Minutes – May 20, 2019

The Independence Township Land Use Board met for a regular meeting on Monday, May 20, 2019 in the Municipal Building on Rt. 46 in Great Meadows, NJ. Chairman Ricardo Fernandez called the meeting to order at 7:37 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. A moment of silence was held in memory of Murial Walter. The following Board Members were given the oath of office: Mr. Neumann, Ms. Milano, Mr. Rafalko, and Ms. Carvino.

ROLL CALL:

Present:	Melissa Milano	George Ulmer
	Donald Engels	Lucy Carvino
	Robert Best	James Kelsey
	Ricardo Fernandez	Mark Rafalko
	Glen Cogle	Robert Neumann

Absent:	Geoffrey Cullen	Michael Pennington
	Carmen Feula	

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

The minutes from the March 18, 2019 meeting were distributed prior to the meeting. Mr. Ulmer made the motion to adopt the minutes. Motion seconded by Mr. Engels. Roll call vote:

Ayes: Mr. Ulmer, Mr. Best, Ms. Carvino, Mr. Engels, Ms. Milano, and Chairman Fernandez.

Nays: None recorded

Abstain: Mr. Kelsey, Mr. Rafalko, Mr. Neumann, and Mr. Cogle

OPEN TO THE PUBLIC:

The meeting was opened to the public. With there being no public comment, Mr. Cogle made the motion to close the meeting to the public. Motion seconded by Mr. Ulmer. Roll call vote:

Ayes: Mr. Ulmer, Mr. Best, Mr. Engels, Ms. Milano, Mr. Kelsey, Mr. Cogle, Ms. Carvino, Mr. Rafalko, and Chairman Fernandez.

Nays: None recorded

Abstain: Alternate #4 Mr. Neumann

OTHER BUSINESS:

Land Use Committee-Affordable Housing

Chairman Fernandez stated that Board Planner Banisch is working on some materials and should have something for the Board for the next meeting.

NEW BUSINESS:

#19-001 Joe Coladarci Jr. , Block 17, Lot 3

Joe Coladarci Jr. was present and he was sworn in to address the incompleteness items outlined in the Finelli report of May 9, 2019. Engineer Finelli went on to summarize the proposal and his review. The Board also noted the Hassing and DeFilippis letter of May 20, 2019.

The Board went on to address the incompleteness items, with the Applicant and the procedure in order to move forward. Mr. Neumann questioned the location of the septic system. Chairman Fernandez reviewed that the Board can deem the application conditionally complete, with the understanding that revisions will be need to be submitted by June 3rd. The Board Secretary then reviewed the Board Members eligible to vote on this matter.

Mr. Kelsey made the motion to deem the application conditionally complete, pending receipt of the missing checklist items. Motion seconded by Mr. Ulmer. Roll call vote:

Ayes: Mr. Ulmer, Mr. Best, Mr. Kelsey, Mr. Engels, Mr. Rafalko, Ms Milano, and Chairman Fernandez.

Nays: None recorded

Abstain: Class III-Mr. Cogle and Alternates-Ms. Carvino and Mr. Neumann

The Board discussed the procedure again and the time frame.

DISCUSSION:

Site Plan Subcommittee

None

Ordinance Subcommittee

None

Redevelopment Subcommittee

None

Master Plan Subcommittee Update

None

BILLS:

Banisch Associates

Re: General 1953.60

Re: Wireless Edge 101.50

The Board discussed the General Bill for 1953.60 and agreed to pull it and get additional clarification on it.

Eric Bernstein

Re: General 375.00

Re: Wireless Edge 1125.00

Finelli Consulting

Re: Coldarci 65.00

NJ Advance Media

Re: Notice 12.34

Mr. Cogle made the motion to approve the vouchers. Motion seconded by Mr. Kelsey. Roll call vote: Ayes: Mr. Ulmer, Mr. Best, Mr. Engels, Ms. Milano, Mr. Kelsey, Mr. Cogle, Ms. Carvino, Mr. Rafalko, and Chairman Fernandez.

Nays: None recorded

Abstain: Alternate #4 Mr. Neumann

OTHER:

Mr. Cogle commented on the loss of Muriel Walter and her many years of service to the Township. The Board Members also commented on her volunteering spirit. She will be sorely missed.

ADJOURNMENT

In a motion made and seconded the Board adjourned the meeting at 8:08 p.m. Voice vote:

Ayes: Mr. Ulmer, Mr. Best, Mr. Engels, Ms. Milano, Mr. Kelsey, Mr. Cogle, Ms. Carvino, Mr. Rafalko, and Chairman Fernandez.

Nays: None recorded

Abstain: Alternate #4 Mr. Neumann

Respectfully submitted,

Alfia Schemm
Board Secretary
6/17/19