

INDEPENDENCE TOWNSHIP LAND USE BOARD

Minutes – June 15, 2020

The Independence Township Land Use Board met for a regular meeting on Monday, June 15, 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.

ROLL CALL:

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

MINUTES:

The minutes from the May 18, 2020 meeting were distributed prior to the meeting. Ms. Carvino made the motion to adopt the minutes. Motion seconded by Mr. Cullen. Roll call vote:

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

Nays: None recorded

Abstain: Mr. Neumann and Ms. Milano

OPEN TO THE PUBLIC:

Chairman Fernandez opened the meeting to the public for non-agenda items. With there being no public present, a motion was made and seconded to close the meeting to the public. Voice Vote:

Ayes: Mr. Rafalko, Mr. Feula, Mr. Kelsey, Mr. Cogle, Mr. Pennington, Mr. Engels, Ms. Milano, Mr. Cullen, and Mr. Fernandez

Nays: None recorded

Abstain: Alt #3 Ms. Carvino and Alt #4 Mr. Neumann

OTHER BUSINESS:

Highlands/Master Plan/Redevelopment Discussion

Board Planner Banisch updated the Board on the status of his conversation with the Highlands Council representative. He stated that he was told that funding is frozen at this time; however, he did send them a scope of work and he hopes to hear back from them to see if there is any funding available. He reviewed what is transpiring in Chester Borough. He said an offer was made, by the Highlands, to have their state agency personnel, do some of the planning work and he hopes to have some information by week end. The Board continued to discuss the Township's position and if any action needs to be taken. Mr. Feula suggested that the Board wait to see what is proposed/offered by the Highlands, before the Board agrees to take any action.

BILLS:

Finelli

Re: General 195.00
Re: Coladarci 640.00

Banisch

Re: General 3,685.70

Eric Bernstein

Re: General 330.00

NJ Advance Media

Re: Notice 169.30
Re: Notice 169.30

NJ Herald

Re: Notice 26.18

Mr. Kelsey asked how much of Mr. Banisch's voucher is chargeable to the Township and how much is chargeable to the Highlands. Board Planner Banisch stated that at this time, all of it is chargeable to the Township.

Mr. Kelsey made the motion to pay the bills. Motion seconded by Mr. Pennington. Roll call vote: Ayes: Mr. Rafalko, Mr. Feula, Mr. Kelsey, Mr. Cougle, Mr. Pennington, Mr. Engels, Ms. Milano, Mr. Cullen, and Mr. Fernandez
Nays: None recorded
Abstain: Alt #3 Ms. Carvino and Alt #4 Mr. Neumann

DISCUSSION:

Site Plan Subcommittee Report (Feula, Neumann, Engels)

NONE

Ordinance Subcommittee Update (Feula, Cullen, Rafalko)

NONE

ADJOURNMENT

In a motion made and seconded the Board adjourned the meeting at 8:28 p.m. Voice vote:
Ayes: Mr. Rafalko, Mr. Feula, Mr. Kelsey, Mr. Cougle, Mr. Pennington, Mr. Engels, Ms. Milano, Mr. Cullen, and Mr. Fernandez
Nays: None recorded
Abstain: Alt #3 Ms. Carvino and Alt #4 Mr. Neumann

Respectfully submitted,

Alfia Schemm
Board Secretary
7/16/20