

INDEPENDENCE TOWNSHIP LAND USE BOARD

Minutes – November 16, 2020

The Independence Township Land Use Board met for a regular meeting on Monday, November 16, 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, the physical limitations of the chambers, and the importance of social distancing. The meeting was called to order by Chairman Fernandez at 7:33 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, the Township Website, and notifying the Municipal Clerk. Advertisement of notice was published in the NJ Herald and the Express Times.

ROLL CALL:

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

MINUTES:

The minutes from the October 19, 2020 meeting were distributed prior to the meeting. Mr. Cullen made the motion to adopt the minutes. Motion seconded by Mr. Cogle. Discussion on the motion: Mr. Cogle asked that the minutes include clarification on his questioning of the Board Committee's recommendations being presented and approved by the entire Land Use Board. Roll call vote to adopt the Minutes as amended.

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

Nays: None recorded

Abstain: Mr. Fernandez who was not present at the October meeting

OTHER BUSINESS:

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

**Master Plan-Discussion
Deferred**

MEMORIALIZING RESOLUTION:

#19-002 Pio Costa Enterprises, Block 21, Lot 38

Matthew Moench, Esq. was present on behalf of the Applicant. Board Attorney Bernstein reviewed the draft Resolution and the modifications being recommended by Attorney Moench. Chairman Fernandez turned the discussion over to Vice-Chairman Engels as he was not present at the November meeting. The Board discussed what was approved at great length. It was agreed to distribute, to the Board, the "Red-lined recommendations" submitted by Attorney Moench along with a revised Resolution. This issue will be deferred to the Board's December meeting.

DISCUSSION:

Budget for 2021

Board Planner Banisch reviewed that the Board should budget \$7500-\$10,000 for a Master Plan Reexamination Report and \$5,000-\$7500 for a redevelopment planning/investigation/study, without any Highlands Planning Grant participation. He also reviewed his November 16, 2020 memo, in regards to the Highlands Plan Conformance Grant Funding and Highlands Center Designation. The Board discussed the options at great length.

Chairman Fernandez made the motion to recommend to the Governing Body that they entertain Highlands Plan Conformance. Motion seconded by Mr. Engels. Roll call vote:

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

Nays: Mr. Feula

Abstain: Mr. Pennington and Mr. Cogle, and Alt. #4 Mr. Neumann

Chairman Fernandez made the motion to request an additional \$10,000 be budgeted for the development of a Master Plan Reexamination Report, if the Governing Body does not agree to Highlands Plan Conformance, along with requesting the same yearly budget line items for 2021. Motion seconded by Mr. Cullen. Roll call vote:

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

Nays: None

Abstain: Mr. Pennington and Alt. #4 Mr. Neumann

BILLS:

:	Finelli	
	Re: General	97.50
	Re: Pio Costa	1175.00
	Re: Top of the Hill	112.50
	Eric Bernstein	
	Re: General	60.00
	Re: Woodmont	60.00
	Re: Pio Costa	2070.00
	Times Herald Record	
	Re: Notice	27.60
	NJ Advance Media	
	Re: Notice	193.00

The bills were presented and reviewed. Mr. Cogle made the motion to pay the bills. Motion seconded by Mr. Feula. Roll call vote:

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

Nays: None

Abstain: Alt. #4 Mr. Neumann

OTHER:

Chairman Fernandez thanked the Board for taking over last month, when he could not be in attendance, due to a family emergency. Mr. Cogle asked about the fencing of a solar farm and the items that will and could be addressed during site plan review. The Board also discussed the tax implications of "solar farms".

ADJOURNMENT

In a motion made and seconded the meeting was adjourned at 9:27 p.m. Voice vote:

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

Nays: None recorded

Abstain: Alt #4 Mr. Neumann

Respectfully submitted,

Alfia Schemm
Board Secretary
12/17/20