

# INDEPENDENCE TOWNSHIP LAND USE BOARD

Minutes – December 21, 2020

The Independence Township Land Use Board met for a regular meeting on Monday, December 21, 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 7:32 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	Melissa Milano
	Lucy Carvino	Robert Neumann
Absent:	Robert Best	George Ulmer
	Glen Cogle	
Also Present:	Eric Bernstein, Esq.	Michael Finelli, P.E.
	David Banisch, P.P.	

## **MINUTES:**

The minutes from the November 16, 2020 meeting were distributed prior to the meeting. Ms. Carvino made the motion to adopt the minutes. Motion seconded by Mr. Feula. Roll call vote:

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

Nays: None recorded

Abstain: Ms. Milano who was not present at the November meeting

## **OTHER BUSINESS:**

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

### **Master Plan-Discussion**

Chairman Fernandez reviewed the Resolution adopted by the Governing Body in regards to Highlands Plan Conformance and Board Planner Banisch reviewed the process to authorize and approve the petition and the funding.

## **MEMORIALIZING RESOLUTION:**

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

Board Attorney Bernstein reviewed the draft Resolution, which was discussed with the Board. Board Attorney Bernstein stated that no construction should be permitted until the Applicant submits and receives site plan approval. He also stated that Board Attorney Moench received and reviewed the draft Resolution and he had no comments or concerns.

Chairman Fernandez opened the meeting to the public. With there being no public comment, the meeting was closed to the public.

Mr. Feula made the motion to adopt the Resolution. Motion seconded by Mr. Cullen. Roll call vote: Ayes: Mr. Feula, Mr. Kelsey, Mr. Engels, Mr. Cullen, Ms. Carvino, Mr. Neumann, and Mr. Rafalko  
 Nays: None recorded  
 Abstain: Mr. Fernandez and Ms. Milano who were not present for all of the hearings.  
 Not eligible: Mr. Pennington

**OTHER:**

Board Attorney Bernstein questioned whether the January 2021 meeting date was set in the 2020 calendar. Board Secretary Schemm stated that it was; however, it will need to be re-noticed as a Zoom meeting.

**BILLS:**

<b>Finelli Engineering</b>	
Re: General	227.50
Re: Pio Costa	227.50
<b>Eric Bernstein</b>	
Re: General	270.00
Re: Woodmont	210.00
Re: Pio Costa	1470.00
<b>Banisch Associates</b>	
Re: Pio Costa	1185.35
Re: General	369.95
<b>Times Herald Record</b>	
Re: Notice	15.30

Mr. Kelsey questioned the billing and whether the Board was over expended in any of their 2020 budget line items. Board Secretary Schemm stated that she believes that the Board was over expended in the Board Professionals line item and a budget transfer was done by the CFO. The Board then went on to discuss the Budget for 2021, the initial round of Highlands funding, the funding of Master Plan activities, and the action that the Board took at their November meeting. Chairman Fernandez suggested that the Board wait to get a Highlands response and then review if additional funds will be needed. The Board reviewed the time line to adopt a Master Plan Reexamination Report and Board Planner Banisch reviewed the petition process.

Mr. Kelsey made the motion to approve the bills. Motion seconded by Chairman Fernandez. Roll call vote:

Ayes: Mr. Kelsey, Mr. Engels, Mr. Cullen, Ms. Carvino, Mr. Fernandez, Ms. Milano, Mr. Feula, Mr. Pennington, and Mr. Rafalko  
 Nays: None  
 Abstain: Alt. #4 Mr. Neumann

**ADJOURNMENT:**

In a motion made and seconded the meeting was adjourned at 8:16 p.m. Voice vote:

Ayes: Mr. Kelsey, Mr. Engels, Mr. Cullen, Ms. Carvino, Mr. Fernandez, Ms. Milano, Mr. Feula, Mr. Pennington, and Mr. Rafalko  
 Nays: None  
 Abstain: Alt. #4 Mr. Neumann

Respectfully submitted,

Alfia Schemm

Board Secretary

1/8/21