

INDEPENDENCE TOWNSHIP LAND USE BOARD

Minutes – January 11, 2021

The Independence Township Land Use Board met for a reorganization/regular meeting on Monday, January 11, 2021 via Zoom. Eric Bernstein, Esq. 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.

OATH OF OFFICE: Attorney Eric Bernstein administered the oath of office to: Ms. Kelsey, Mr. Kelsey, Mr. Cullen, Ms. Carvino, and Mr. Neumann.

ROLL CALL:

Present:	Carmen Feula	James Kelsey
	Bonnie Kelsey	Donald Engels
	Geoffrey Cullen	Lucy Carvino
	Ricardo Fernandez	Robert Neumann
	Melissa Milano	Mark Rafalko
Absent:	Robert Best	George Ulmer
	Glenn Cogle	
Also Present:	Eric Bernstein, Esq.	Joseph Vuich, P.E.
	Dominic DiYanni, Esq.	

REORGANIZATION:

Nominations for Chairman

Attorney Bernstein called for nominations for Chairman. Mr. Cullen made the motion to nominate Ricardo Fernandez as Chairman. Motion seconded by Ms. Carvino. With there being no further nominations, Mr. Kelsey made the motion to close the nominations. Motion seconded by Mr. Cullen. In a voice vote, all were in favor of closing the nominations. Roll call vote for nomination of Mr. Fernandez as Chairman:

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

Nominations for Vice Chairman

Mr. Fernandez called for nominations for Vice Chairman. Mr. Feula made the motion to nominate Donald Engels as Vice-Chairman. Motion seconded by Ms. Carvino. With there being no other nominations, Mr. Cullen made the motion to close the nominations. Motion seconded by Mr. Feula. In a voice vote, all were in favor, of closing the nominations. Roll call vote for nomination of Mr. Engels as Vice Chairman:

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

Appointment of Board Professionals

Ms. Carvino made the motion to appoint Eric Bernstein of Bernstein & Associates, as the Board Attorney; Michael Finelli, of Finelli Engineering as the Board Engineer; and David Banisch, of Banisch and Associates as the Board Planner. Motion seconded by Mr. Feula. Roll call vote:

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

Nays: None recorded

Abstain: Alt. #4 Mr. Neumann

Appointment of Board Secretary:

Mr. Kelsey made the motion to appoint Alfia Schemm as the Board Secretary. Motion seconded by Ms. Carvino. Roll call vote:

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

Nays: None recorded

Abstain: Alt. #4 Mr. Neumann

Annual Meeting Resolution/Board Professionals Resolution/Rules and Regulations:

Mr. Feula made the motion to adopt the Annual Meeting Resolution, Board Professionals Resolution and the Rules and Regulations. Motion seconded by Mr. Cullen. Roll call vote:

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

Nays: None recorded

Abstain: Alt. #4 Mr. Neumann

MINUTES:

The minutes from the December 21, 2020 meeting were distributed prior to the meeting. Mr. Engels made the motion to adopt the minutes. Motion seconded by Mr. Cullen. Roll call vote:

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

Nays: None recorded

Abstain: Ms. Kelsey who was not present at the December meeting.

OPEN TO THE PUBLIC:

Chairman Fernandez opened the meeting to the public, for non-agenda items. With there being no public, Chairman Fernandez made the motion to close meeting to the public.

OTHER BUSINESS:

Land Use Committee-Highlands/Affordable Housing

No update as Board Planner Banish is not present this evening.

DISCUSSION

Budget for 2021

The Board reviewed where they left off at the December meeting in regards to whether the Board needs to request additional funding. Chairman Fernandez asked that the Board Secretary reach out to Board Planner Banish to discuss the issue. He then welcomed Ms. Kelsey to the Board.

Site Plan Subcommittee (Feula, Neumann, Engels)

None

Ordinance Subcommittee (Feula, Cullen, Rafalko)

None

Redevelopment Subcommittee (Feula, Engels)
None

Master Plan Subcommittee Update (Ulmer, Feula, Rafalko)
None

BILLS:

Eric Bernstein

Re: General 195.00
Re: Pio Costa 675.00

Finelli Consulting

Re: Pio Costa 65.00
Re: General 97.50

Times Herald Record

Re: Notice 40.80

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

OTHER BUSINESS:

Mr. Engels asked about the Board Members that have not been in attendance due to Zoom. Chairman Fernandez asked to get the attendance record for last year.

ADJOURNMENT

In a motion made and seconded the Board adjourned the meeting at 8:02 p.m. Voice vote:
Ayes: Mr. Engels, Mr. Feula, Mr. Kelsey, Mr. Cullen, Ms. Carvino, Ms. Kelsey, Mr. Rafalko, Ms. Milano, and Mr. Fernandez
Nays: None recorded
Abstain: Alt. #4 Mr. Neumann

Respectfully submitted,

Alfia Schemm
Board Secretary
3/15/21