

INDEPENDENCE TOWNSHIP LAND USE BOARD

Minutes – March 15, 2021

The Independence Township Land Use Board met for a regular meeting on Monday, March 15, 2021 via Zoom. Ricardo Fernandez called the meeting to order at 7:35 p.m. and he stated that the meeting is being held in accordance with the Open Public Meetings Act by posting said notice of this meeting on the bulletin board in the Municipal Building, posting on the Township Website, and notifying the Municipal Clerk. Advertisement of notice was placed in the NJ Herald and Express Times. The oath of office was administered to Glenn Cogle prior to the meeting.

ROLL CALL:

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

OPEN TO THE PUBLIC:

Chairman Fernandez opened the meeting to the public, for non-agenda items.

Harry Noble Jr. was present on behalf of the Environmental Commission.

With there being no further public comment, Mr. Feula made the motion to close the meeting to the public. Motion seconded by Ms. Carvino. Voice vote:

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

Nays: None recorded

Abstain: Mr. Cullen

MINUTES:

The minutes from the January 11, 2021 meeting were distributed prior to the meeting. Mr. Cullen made the motion to adopt the minutes. Motion seconded by Ms. Kelsey. Roll call vote:

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

Nays: None recorded

Abstain: Mr. Cogle who was not present at the January meeting.

NEW BUSINESS

#21-001 Joe Coladarci Jr., Block 17, Lot 3-Completeness/Hearing

Erik Hassing, Esq. was present on behalf of the Applicant. Mr. Finelli reviewed his report dated March 11, 2021. He stated that a prior application for office/non residential space along with two apartments was previously approved. He stated that the present application is for three two bedroom apartments. The application requires a use variance along with bulk variances. He recommended that the application be deemed incomplete and he went on to review the incompleteness items, which were then discussed with the Applicant and the Board. Mr. Hassing stated that he thinks that they can provide the incompleteness items ahead of the Board's April

meeting. The Board discussed scheduling and it was agreed that the incompleteness items are to be submitted by April 5, 2021 so that the Board Professionals can prepare their reports by April 15th by 12:00 p.m. The Board then discussed getting clear information to the Board Members and clear pdf drawings for the website. Mr. Bernstein stated that there were public concerns with the prior application and we want to make sure that the notice provides the necessary information so public can participate. Board Secretary Schemm stated that she will provide a draft notice that can be used to prepare the notice. Chairman Fernandez stated that the Board will be acting as a Zoning Board in hearing the application.

Mr. Feula made the motion to deem the application incomplete and to schedule completeness and a hearing for the April meeting, if the additional information is provided in time, as discussed this evening. Motion seconded by Mr. Cullen. Roll call vote:

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

Nays: None recorded

Abstain: None recorded

OTHER BUSINESS:

Land Use Committee-Highlands/Affordable Housing

Board Planner Banisch updated the Board on the status of the two grants received for Highland Plan Conformance Activities. He stated that the two grants have been added to the Budget and that the Land Use Board can move forward with an Initial Assessment Report. Chairman Fernandez asked that the subcommittees be involved and included in the process. He reviewed the subcommittee members and Mr. Neumann agreed to replace Mr. Pennington on the Redevelopment Subcommittee.

DISCUSSION

Site Plan Subcommittee (Feula, Neumann, Engels)

None

Ordinance Subcommittee (Feula, Cullen, Rafalko)

None

Redevelopment Subcommittee (Feula, Neumann, Engels)

None

Master Plan Subcommittee Update (Ulmer, Feula, Rafalko)

None

BILLS:

	<u>Eric Bernstein</u>	
Re: General		150.00
	<u>Finelli Consulting</u>	
Re: Coladarci		130.00
Re: General		32.50
Re: General		57.50
Re: Woodmont		65.00

NJPO

Re: Annual Dues		325.00
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Mr. Cogle made the motion to approve the bills. Motion seconded by Mr. Cullen. Roll call

vote: Ayes: Mr. Feula, Mr. Kelsey, Mr. Neumann, Ms. Carvino, Mr. Cullen, Mr. Engels,
Ms. Kelsey, Mr. Cogle, and Mr. Fernandez
Nays: None recorded
Abstain: None recorded

Mr. Cogle noted the NJPO compulsory training that was listed on their website. Board Secretary Schemm stated that the Board Members have attended the classes.

OTHER BUSINESS:

Board Engineer Finelli provided a Woodmont update and he stated that they are hoping to break ground in early summer. He stated that Woodmont thanked the Township for their assistance in helping to move the project forward.

Mr. Cogle questioned the status of the Tower payments. Board Engineer Finelli recommended touching base with the Township Clerk as he does not know the status of that.

ADJOURNMENT

In a motion made and seconded the Board adjourned the meeting at 8:27 p.m. Voice vote:

Ayes: Mr. Feula, Mr. Kelsey, Mr. Neumann, Ms. Carvino, Mr. Cullen, Mr. Engels,
Ms. Kelsey, Mr. Cogle, and Mr. Fernandez
Nays: None recorded
Abstain: None recorded

Respectfully submitted,

Alfia Schemm
Board Secretary
5/11/21