

# INDEPENDENCE TOWNSHIP LAND USE BOARD

Minutes – April 19, 2021

The Independence Township Land Use Board met for a regular meeting on Monday, April 19, 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.

## ROLL CALL:

|               |                      |                       |
|---------------|----------------------|-----------------------|
| Present:      | Carmen Feula         | James Kelsey          |
|               | Bonnie Kelsey        | Donald Engels         |
|               | Geoffrey Cullen      | Lucy Carvino          |
|               | Ricardo Fernandez    | Robert Neumann        |
|               | Glenn Cogle          | Mark Rafalko          |
|               | 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 March 15, 2021 meeting were distributed prior to the meeting. Mr. Kelsey made the motion to adopt the minutes. Motion seconded by Mr. Cogle. 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: Mr. Rafalkio and Ms. Milano

## OPEN TO THE PUBLIC:

Chairman Fernandez opened the meeting to the public for non-agenda items. With there being no public comment, the meeting was closed to the public.

## NEW BUSINESS

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

Erik Hassing Esq. was present on behalf of the Applicant and he asked that this matter be adjourned to the May meeting as appropriate notice was not provided for this evening. He stated that they will renotice for the May meeting. Mr. Finelli stated that there are a few minor completeness issues that still need to be addressed and waivers being requested. Some additional deficiencies were noted in the notice that was provided and it was suggested that the draft notice be reviewed prior to it being publishing. The Board discussed if action will need to be taken as new information was submitted.

Mr. Kelsey made the motion to continue to deem the application incomplete and to schedule completeness and a hearing for the May meeting (if the incompleteness items are provided in time), as discussed this evening. Motion seconded by Mr. Cullen. Roll call vote:

Ayes: Mr. Feula, Mr. Kelsey, Mr. Cullen, Mr. Engels, Ms. Kelsey, Mr. Cogle, Mr. Rafalko, Ms. Milano, and Mr. Fernandez  
Nays: None recorded  
Abstain: Alt#3 Ms. Carvino and Alt #4 Mr. Neumann

Chairman Fernandez announced that new notice will be provided to the public.

Mr. Cogle made the motion to adjourn this matter to the Board's May 17th meeting. Motion seconded Mr. Engles. Roll call vote:

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

Nays: None recorded

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

**OTHER BUSINESS:**

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

No update

**Electronic Bulletin Board #21-32**

Mr. Feula asked if the Board has taken any action on Resolution #21-32. A draft drawing of the electronic sign was displayed and discussed.

Mr. Feula made the motion to support the proposed electronic sign and to recommend that earth tone colors be selected for the sign. Motion seconded by Mr. Engles.

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

Nays: None recorded

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

**Warren County Agriculture Development Board**

Mr. Engels questioned the email sent out in regards to the WCADB position statement regarding Utility Scale Solar on NJ Farmland. Mr. Feula stated that he will drop off some materials that the Board Secretary can distribute to the Board. Mr. Banisch stated that he has also has some materials that he can share with the Ordinance 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:**

|               |                           |         |
|---------------|---------------------------|---------|
|               | <b>Alfia Schemm</b>       |         |
| Re: Postage   |                           | 119.70  |
| :             | <b>Finelli Consulting</b> |         |
| Re: General   |                           | 97.50   |
| Re: Coladarci |                           | 1265.00 |
|               | <b>Eric Bernstein</b>     |         |
| Re: General   |                           | 60.00   |
| Re: Coladarci |                           | 240.00  |

**NJ Advance Media**

Re: Notice 185.10

Mr. Cullen made the motion to approve the bills. Motion seconded by Mr. Feula. Roll call vote: Ayes: Mr. Feula, Mr. Kelsey, Mr. Cullen, Mr. Engels, Ms. Kelsey, Mr. Cougle, Mr. Rafalko, Ms. Milano, and Mr. Fernandez

Nays: None recorded

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

**ADJOURNMENT**

In a motion made and seconded the Board adjourned the meeting at 8:26 p.m. Voice vote:

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

Nays: None recorded

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

Respectfully submitted,

Alfia Schemm  
Board Secretary  
5/13/21