

INDEPENDENCE TOWNSHIP LAND USE BOARD

Minutes – October 18, 2021

The Independence Township Land Use Board met for a regular meeting on Monday, October 18, 2021. Chairman Ricardo Fernandez called the meeting to order at 7:31 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 (arriving at 7:34 p.m.)
	Donald Engels	Robert Neumann
	Mark Rafalko	Melissa Milano (arriving at 7:34 p.m.)
	Ricardo Fernandez	George Ulmer
	Geoffrey Cullen	
Absent:	Glenn Cogle	Robert Best
	Bonnie Kelsey	Lucy Carvino
Also Present:	Eric Bernstein, Esq.	Michael Finelli, P.E.
	David Banisch, P.P.	

MINUTES:

The minutes of the Regular Meeting of September 20, 2021 were distributed prior to the meeting. Mr. Feula made the motion to approve the minutes. Motion seconded by Mr. Ulmer. Roll call vote: Ayes: Mr. Feula, Mr. Engels, Mr. Ulmer, Mr. Cullen, Mr. Fernandez, and Mr. Neumann
Nays: None
Abstain: Mr. Rafalko

OPEN TO THE PUBLIC:

The meeting was opened to the public at 7:32 p.m.

Lauren Binns was present to address a proposal to have a coffee truck parked, a few days a week, in the morning, in their parking lot.

Naomi Rapp distributed application materials and she discussed her desire to park her coffee truck, Tuesday-Friday, 6:30 a.m. to 12:00 p.m., in the Maria Bonita restaurant parking lot. The Board reviewed the status of the matter with the Zoning Officer and the procedure to review and grant a minor site plan or a site plan waiver. The present site conditions, the coffee truck operation, and the uses on the property, were discussed. It was agreed that the Board Professionals could review the matter and the Ordinances and report back to the Board for the next meeting if the Applicant chooses to make an application for the November meeting. (Mr. Kelsey and Ms. Milano arrived) The Board continued to discuss the matter, the Zoning Officer's determination, and the Site Plan process. The Board stated that they hope to review the matter at the Board's November meeting.

With there being no further public, the meeting was closed to the public.

OTHER BUSINESS:

Land Use Committee-Highlands/Affordable Housing Master Plan-Discussion

Mr. Banisch addressed his August 15th memo , the costs, and what was approved, which was discussed by the Board. He stated that he will confirm and can circulate the costs. He went on to describe the reimbursement process and the timeline of the process was discussed. The Board discussed the Board's authority/recommendation in the process. Ms. Schemm stated that she will redistribute the Committee's resolution. Mr. Banisch continued to review the process and procedure of the Petition process and the Board reviewed the Land Use Capability Map.

Mr. Neumann made the motion to interact with the Highlands Staff regarding the Preliminary Assesemnt. Motion seconded by Mr. Cullen. Roll call vote:

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

Nayes: Mr. Feula

Abstain: None

Site Plan Checklist

Mr. Neumann stated that the subcommittee has worked on the checklist. It was agreed that the checklist will be circulated for the Board's November meeting.

Other

Mr. Feula stated on behalf of the entire Board he offers his condolences to Mr. Banisch.

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:

	Eric Bernstein	
Re: General		330.00
	Finelli	
Re: General		325.00
	Banisch	
Re: Coladarci		385.00

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

Nayes: None

Abstain: None

ADJOURNMENT:

In a motion made and seconded the Board adjourned the meeting at 8:53 pm. Voice vote:

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

Nayes: None

Abstain: None

Respectfully submitted,

Alfia Schemm
Board Secretary
11/12/21