

INDEPENDENCE TOWNSHIP LAND USE BOARD

Minutes – November 15, 2021

The Independence Township Land Use Board met for a regular meeting on Monday, November 15, 2021. Don Engels called the meeting to order at 7:32 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
	Donald Engels	Lucy Carvino
	Mark Rafalko	George Ulmer
	Geoffrey Cullen	Bonnie Kelsey
Absent:	Glenn Cougle	Robert Best
	Robert Neumann	Melissa Milano
	Ricardo Fernandez	
Also Present:	Eric Bernstein, Esq.	Michael Finelli, P.E.

MINUTES:

The minutes of the Regular Meeting of October 18, 2021 were distributed prior to the meeting. Mr. Feula made the motion to approve the minutes. Motion seconded by Mr. Cullen. Roll call vote: Ayes: Mr. Feula, Mr. Rafalko, Mr. Engels, Mr. Ulmer, Mr. Cullen, and Mr. Kelsey
Nayes: None
Abstain: Ms. Carvino and Ms. Kelsey

OPEN TO THE PUBLIC:

The meeting was opened to the public at 7:35 p.m. With there being no public comment, the meeting was closed to the public.

NEW BUSINESS:

#21-002 Naomi Rapp (Omi's Coffee House Trailer), Block 11, Lot 34

Naomi Rapp was present and she reviewed that she would like approval to be allowed to park her coffee truck in the Maria Bonita Restaurant parking lot, Tuesday - Friday, from 6:30 a.m. to 12:00 p.m. Mr. Finelli stated that a site plan waiver has been requested. He went on to distribute a hand drawn sketch, prepared by his Inspector, which was marked as Exhibit.

B-1 Hand Drawn Site Plan Drawing

Mr. Finelli described the hand drawn sketch and the location of the coffee trailer/truck. He stated that the trailer and the truck can be accommodated in the parking lot, conditioned upon there being no overlap with the hours of the restaurant. The Board continued to discuss the proposal and the existing parking spaces. Ms. Rapp stated that the trailer would be removed every day.

Lauren Binn was sworn in and she stated that her parent's own the subject property. She stated that the restaurant is open daily around 12:30 p.m. and she reviewed the number of parking spaces that are utilized prior to the restaurant being open. She stated that the property is plowed during inclement weather. After a brief discussion, Ms. Rapp requested Monday - Friday. Mr. Bernstein stated that copies of all outside agency approval/license documents should be provided to the Board. Mr. Finelli went on to review the Site Plan Waiver requirements, which were discussed. Mr. Bernstein reviewed the inclement weather requirement to move the trailer within 3 days.

Ms. Rapp reviewed that there is a generator on the bed of the truck and they daily place a sign near the trailer. The Board continued to discuss the proposal.

The hearing was opened to the public. With there being no public comment, the hearing was closed to the public.

The Board and the Applicants continued to review the proposal and the operation. Mr. Bernstein then reviewed the conditions of an approval, as discussed this evening: Monday through Friday, 6:30 to 12:00, parking location as depicted on Exhibit B-1, approval of all outside agencies, inclement weather stipulation, no signage on Route 46, the truck/trailer to be offsite by 12:30 p.m. and no deliveries to the site.

Mr. Kelsey made the motion to approve the site plan waiver as discussed and agreed to this evening. Motion seconded by Mr. Feula. Roll call:

- Ayes: Mr. Feula, Mr. Rafalko, Mr. Engels, Mr. Ulmer, Mr. Cullen, Ms Kelsey, Ms. Carvino and Mr. Kelsey.
- Nays: None
- Abstain: None

Mr. Bernstein reviewed the procedure in the adoption of the Resolution.

OTHER BUSINESS:

Budget 2022

The Board discussed the budget adopted in 2021 and what should be recommended for 2022.

Mr. Ulmer made the motion to recommend the same budget for 2022 as what was budgeted for 2021, excluding any funds necessary by the Board relative to the Highlands Plan Conformance. Motion seconded by Ms. Carvino. Roll call:

- Ayes: Mr. Feula, Mr. Rafalko, Mr. Engels, Mr. Ulmer, Mr. Cullen, Ms. Kelsey, Ms. Carvino and Mr. Kelsey.
- Nays: None
- Abstain: None

Checklists

The Board briefly discussed simpler minor residential applications and minor/major projects and the completeness process. It was agreed to carry the discussion on this issue as Mr. Neumann and Chairman Fernandez are not present this evening.

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

None

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		210.00
	Finelli	
Re: General		552.50
Re: Omi's Coffee House		192.50

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

Nayes: None
Abstain: None

OTHER:

Mr. Ulmer provided the Board with some historical census numbers. The Board also discussed whether there may be need for a meeting on December 20th. Board Secretary Schemm stated that it will depend on what business may come in.

ADJOURNMENT:

In a motion made and seconded the Board adjourned the meeting at 8:52 pm. Voice vote:
Ayes: Mr. Feula, Mr. Rafalko, Mr. Engels, Mr. Ulmer, Mr. Cullen, Ms. Kelsey, Ms. Carvino and Mr. Kelsey.
Nayes: None
Abstain: None

Respectfully submitted,

Alfia Schemm
Board Secretary
1/6/22