

INDEPENDENCE TOWNSHIP LAND USE BOARD
Minutes – July 19, 2021

The Independence Township Land Use Board met for a regular meeting on Monday, July 19, 2021. Donald 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
	Lucy Carvino	Donald Engels
	Bonnie Kelsey	Robert Best
	Robert Neumann	Mark Rafalko
	Glenn Cogle	
Absent:	Geoffrey Cullen	George Ulmer
	Melissa Milano	Ricardo Fernandez
Also Present:	Eric Bernstein, Esq.	Michael Finelli, P.E.

MINUTES:

The minutes from the June 21, 2021 meeting were distributed prior to the meeting. Mr. Feula made the motion to adopt the minutes. Motion seconded by Mr. Kelsey. Roll call vote:

Ayes: Mr. Rafalko, Mr. Feula, Ms. Carvino, Mr. Engels, Mr. Kelsey, and Mr. Neumann
Nays: None
Abstain: Mr. Cogle, Ms. Kelsey, and Mr. Best

MEMORIALIZING RESOLUTION:

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

Mr. Bernstein noted that there is only one eligible Board Member that can adopt the Resolution. This matter will be carried to the next Board Meeting.

OPEN TO THE PUBLIC:

No public

OTHER BUSINESS:

Woodmont

Mr. Finelli provided an update and he stated that they have set up a pre-construction meeting and they are looking to begin construction soon. Mr. Feula asked when the Township may see some financial revenue.

Wireless Edge

Mr. Cogle asked if there was a status update on Wireless Edge. Mr. Finelli stated that he is in contact with them and it is his understanding that they are moving along.

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

Mr. Feula stated that his home is available to hold subcommittee meetings. Board Secretary Schemm stated that Mr. Banisch advised that he would have an update for the next meeting. The Board discussed the Highlands reimbursement process, Town Center Designation, Regional vs. Home Rule and consolidation, and the Banisch memos covering the estimate on the cost of the scope of work. It was agreed that these matters should be discussed when Mr. Banisch is present and Ms. Schemm will recirculate the memos. Mr. Engels stated that he will reach out to Mr. Banisch so that he is prepared for the next meeting.

EXECUTIVE SESSION:

Mr. Cogle made the motion to go into Executive Session at 8:16 p.m. to Attorney/Client privilege. Motion seconded by Mr. Feula. Roll call vote:

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

Nays: None

Abstain: None

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975 permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist;

NOW, THEREFORE, BE IT RESOLVED by the Land Use Board of Independence, Warren County, State of New Jersey, as follows:

1. The public shall be excluded from discussion of and action upon the hereinafter-specified subject matter.
2. The general nature of the subject matter to be discussed is as follows: Attorney/Client Privilege.
3. It is anticipated at this time that the above stated subject matter will be made public at the conclusion of each individual specified subject matter.
4. This Resolution shall take effect immediately.

Date adopted: July 19, 2021

In a motion made Mr. Feula and seconded by Mr. Engels, the Board came out of Executive Session and the Regular Meeting resumed at 9:05 p.m. Voice Vote:

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

Nays: None

Abstain: None

Mr. Bernstein reviewed that the Board met in Executive Session to obtain legal guidance/advice regarding a mult variance appliation and the obligations and requirements.

BILLS:

Eric Bernstein

Re: General	120.00
Re: General	90.00
Re: Coladarci	510.00

Finelli

Re: General	97.50
Re: Coladarci	1131.25

Mr. Cogle questioned the status of the Coladarci Escrow. Board Secretary Schemm reviewed that there was some additional funds in a prior escrow account, which was moved over to cover last month's bills. She stated that she will provide Mr. Coladarci with an accounting as soon as she receives all of the billing, as they do not have all of the current billing. She stated that the vouchers should be approved; however, they will only be paid once funds are available.

Mr. Engels made the motion to approve the bills and pay once funds are available. Motion seconded by Mr. Feula. Roll call vote:

- Ayes: Mr. Rafalko, Mr. Feula, Ms. Carvino, Mr. Engels, Mr. Kelsey, Mr. Neumann, Mr. Cogle, Ms.Kelsey, and Mr. Best
- Nayes: None
- Abstain: None

ADJOURNMENT:

In a motion made and seconded the Board adjourned the meeting at 9:13 pm. Voice vote:

- Ayes: Mr. Rafalko, Mr. Feula, Ms. Carvino, Mr. Engels, Mr. Kelsey, Mr. Neumann, Mr. Cogle, Ms.Kelsey, and Mr. Best
- Nayes: None
- Abstain: None

Respectfully submitted,

Alfia Schemm
Board Secretary
8/13/21