

INDEPENDENCE TOWNSHIP LAND USE BOARD

Minutes – September 20, 2021

The Independence Township Land Use Board met for a regular meeting on Monday, September 20, 2021. Chairman Ricardo Fernandez called the meeting to order at 7:34 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 7:37 pm.)
	Lucy Carvino	Donald Engels
	Robert Neumann	Melissa Milano
	Glenn Cogle	Ricardo Fernandez
	George Ulmer	Bonnie Kelsey (arriving at 7:37 p.m.)
	Geoffrey Cullen	

Absent:	Mark Rafalko	Robert Best
Also Present:	Dominic DiYanni, Esq.	Michael Finelli, P.E.

MINUTES:

The minutes of the Regular Meeting and Executive Session from July 19, 2021 meeting were distributed prior to the meeting. Discussion on the motion: Mr. Fernandez questioned the Executive Session minutes. Mr. Cogle made the motion to adopt both sets of minutes. Motion seconded by Mr. Feula. Roll call vote:

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

Nays: None

Abstain: Mr. Ulmer, Ms. Milano, Mr. Cullen, Mr. Fernandez

OTHER BUSINESS:

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

Mr. Finelli stated that he spoke with Mr. Banisch earlier and he is not available this evening as there was a death in his family. He did note that there was an August 15th document that was distributed at last month's meeting. Mr. Kelsey and Ms. Kelsey arrived.

OPEN TO THE PUBLIC:

The meeting was opened to the public at 7:40 p.m. With there being no public, the meeting was closed to the public.

MEMORIALIZING RESOLUTION:

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

Mr. DiYanni reviewed the draft Resolution. The Board questioned the proofs necessary for a use variance.

Mr. Fernandez made the motion to adopt both sets of minutes. Motion seconded by Mr. Cullen. Roll call vote:

Ayes: Ms. Milano, Mr. Cullen, and Mr. Fernandez

Nays: None

Abstain: Mr. Feula, Ms. Carvino, Mr. Engels, Mr. Kelsey and Mr. Neumann

Not Eligible: Mr. Cogle, Mr. Ulmer, and Ms. Kelsey

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

The subcommittee met and the completeness/hearing process and procedure was discussed by the subcommittee, which was then discussed with the Board at great length. It was agreed to review the checklist items that may be waivable. The subcommittee also discussed possibly consolidating the subcommittees. A straw poll was taken to proceed with allowing the subcommittee to review the present procedure and to have Mr. Finelli review the present checklist to see if there are checklist items that may be waivable:

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

Nayes: Ms. Kelsey

Mr. Neumann also brought up "high cube warehouses" and it was noted that the Township does not permit that use. It was also noted that Woodmont has begun construction.

BILLS:

Eric Bernstein

Re: General 420.00
Re: Coladarci 960.00
Re: General 120.00

Finelli

Re: General 260.00
Re: General 65.00

NJ Advance Media

Re: Notice 10.37
Re: Notice 160.35

Times Herald Record

Re: Notice 26.10

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

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

Nayes: None

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

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.
Fernandez, Mr. Kelsey, Ms. Kelsey, and Mr. Cogle

Nays: None

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

Respectfully submitted,

Alfia Schemm
Board Secretary
10/14/21