

INDEPENDENCE TOWNSHIP LAND USE BOARD

Minutes – February 14, 2022

The Independence Township Land Use Board met for a regular meeting on Monday, February 14, 2022 via Zoom. Mr. Fernandez called the meeting to order at 7:30 p.m. and he stated that the meeting is being held in accordance to the Open Public Meetings Act by posting said notice of this meeting on the bulletin board in the Municipal Building and notifying the Municipal Clerk. Advertisement of notice was placed in the NJ Herald and the Express Times-NJ Zone Edition.

ROLL CALL:

Present:	Carmen Feula	Donald Engels
	Geoffrey Cullen	Glenn Cogle
	Lucy Carvino	Melissa Milano
	Ricardo Fernandez	Robert Neumann (arriving at 7:31 p.m.)
Absent:	George Ulmer	Robert Best
	Bonnie Kelsey	James Kelsey
	Mark Rafalko	
Also Present:	Brian Hak, Esq.	Michael Finelli, P.E.

MINUTES:

The minutes from the January 10, 2022 meeting were distributed prior to the meeting. Mr. Cogle made the motion to adopt the minutes. Mr. Neumann arrived. Motion seconded by Mr. Cullen. Roll call vote:

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

Nays: None recorded

Abstain: None recorded

OPEN TO THE PUBLIC:

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

OTHER BUSINESS:

Land Use Committee-Highlands/Affordable Housing-Deferred

Master Plan Discussion-Deferred

Checklists Discussion

Mr. Feula stated that he is offering to hold the next subcommittee meeting at his home. Mr. Finelli confirmed where the subcommittee left off on the Checklist discussion back in the Fall of 2021.

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**

Joint Meeting with the Township Committee

The Board discussed holding a joint meeting with the Township Committee to discuss Cannabis and whether to hold it in person or via Zoom. Chairman Fernandez stated that he does have literature/information that can be circulated. The Board continued to review opting in and opting out, the brainstorming/informational session to be held next month to get community input, and the various licensing. The Board Secretary will send out an email to poll the Board on whether the March meeting will be in person or via Zoom.

BILLS:

	NJ Advance Media	
Re: Notice		17.67
Re: Notice		46.69
	Times Record	
Re: Notice		67.20
	Eric Bernstein	
Re: General		210.00
Re: Omi's		187.65
	NJPO	
Re: Dues		325.00

Mr. Feula made the motion to approve the bills. Motion seconded by Ms. Milano. Discussion on the motion: Mr. Cogle questioned the Omi escrow and billing, which was briefly discussed. Roll call vote:

- Ayes: Mr. Engels, Mr. Feula, Mr. Cullen, Ms. Carvino, Mr. Cogle, Mr. Neumann, Mr. Fernandez, and Ms. Milano.
- Nays: None recorded
- Abstain: None recorded

ADJOURNMENT

In a motion made and seconded the Board adjourned the meeting at 8:02 p.m. Voice vote:

- Ayes: Mr. Engels, Mr. Feula, Mr. Cullen, Ms. Carvino, Mr. Cogle, Mr. Neumann, Mr. Fernandez, and Ms. Milano.
- Nays: None recorded
- Abstain: None recorded

Respectfully submitted,

Alfia Schemm
Board Secretary
3/15/22