

# INDEPENDENCE TOWNSHIP LAND USE BOARD

Minutes – March 21, 2022

The Independence Township Land Use Board met for a regular meeting on Monday, March 21, 2022 at the Municipal Building and 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
	George Ulmer	Mark Rafalko
Absent:	James Kelsey	Bonnie Kelsey
Also Present:	Brian Hak, Esq.	Michael Finelli, P.E.
	David Banisch, P.P.	

Mayor Giordano then called the Township Committee meeting to order and Township Clerk Hrebanak called the roll:

	Robert Giordano	Glenn Cogle
	Michael Pennington	Kathleen Gesumaria
Also Present:	Tara St. Angelo, Esq.	

## **OTHER BUSINESS:**

### **Cannabis Discussion**

Mayor Giordano reviewed the purpose of this joint meeting to discuss whether the Township wishes to consider any of the cannabis licenses available. Chairman Fernandez gave an overview of the various licenses. The Board discussed the zoning and based on the polling of the Board, cultivation and processing were the only two uses that the Board were in favor of. The Board then discussed possible areas of development and areas that cannot be developed. It was agreed to have the Board Professionals work on the matter and then the Board can provide a recommendation to the Township Committee.

The Joint meeting then concluded at 9:02 p.m.

## **MINUTES:**

The minutes from the February 14, 2022 meeting were distributed prior to the meeting. Mr. Cogle made the motion to adopt the minutes. Motion seconded by Mr. Feula. 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: Mr. Ulmer and Mr. Rafalko

## **OPEN TO THE PUBLIC:**

Chairman Fernandez opened the meeting to the public, for non-agenda items. With there being no public comment, there was a motion made and seconded to close the meeting to the public. In a voice vote, all were in favor.

**OTHER BUSINESS:**

**Land Use Committee-Highlands/Affordable Housing-Deferred**

**Checklists Discussion-Deferred**

**Other**

Mr. Feula provided the Board Attorney with copies of the NJ Farmland Bureau Newsletter regarding solar on farms.

**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:**

**NJ Advance Media**

Re: Notice 11.67  
Re: Notice 26.70

**Finelli Consulting**

Re: General 97.50

**Eric Bernstein**

Re: General 120.00

Mr. Ulmer made the motion to approve the bills. Motion seconded by Mr. Cogle. Roll call vote: Ayes: Mr. Engels, Mr. Feula, Mr. Cullen, Ms. Carvino, Mr. Cogle, Mr. Ulmer, Mr. Fernandez, Mr. Rafalko, and Ms. Milano.  
Nays: None recorded  
Abstain: Alternate #4 Mr. Neumann

**ADJOURNMENT**

In a motion made and seconded the Board adjourned the meeting at 9:05 p.m. Voice vote: Ayes: Mr. Engels, Mr. Feula, Mr. Cullen, Ms. Carvino, Mr. Cogle, Mr. Ulmer, Mr. Fernandez, Mr. Rafalko, and Ms. Milano.  
Nays: None recorded  
Abstain: Alternate #4 Mr. Neumann

Respectfully submitted,

Alfia Schemm  
Board Secretary  
4/12/22