

**INDEPENDENCE TOWNSHIP LAND USE BOARD**

**Minutes – August 15, 2022**

The Independence Township Land Use Board met for a regular meeting on Monday, August 15, 2022 at the Municipal Building. Chairman Fernandez called the meeting to order at 7:34 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
	Glenn Cogle	George Ulmer
	Robert Neumann	Bonnie Kelsey (arriving at 7:36 p.m.)
	Melissa Milano	Ricardo Fernandez
	Lucy Carvino	
Absent:	Geoffrey Cullen	James Kelsey
	Mark Rafalko	

Also Present: Dominic DiYanni, Esq. Michael Finelli, P.E.

**MINUTES:**

The minutes from the July 18, 2022 meeting were distributed prior to the meeting. Mr. Ulmer made the motion to adopt the minutes. Motion seconded by Mr. Feula. Roll call vote:

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

Nays: None recorded

Abstain: None recorded

**OPEN TO THE PUBLIC:**

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

Ms. Carvino made the motion to close the meeting to the public. Motion seconded by Mr. Cogle. Voice vote:

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

Nays: None recorded

Abstain: None recorded

**OTHER BUSINESS:**

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

**Checklists Discussion-Deferred**

**MEMORIALIZING RESOLUTIONS:**

**#22-001 NJDRP LLC, Block 30, Lot 1**

Mr. DiYanni reviewed the amended draft Resolution. Mr. Finelli noticed a modification foot vs inches symbol. Ms. Schemm reviewed the Board Members eligible to vote on this matter.

Mr. Engels made the motion to approve the Resolution as amended. Motion seconded by Mr. Ulmer. Roll call vote:

Ayes: Mr. Engels, Mr. Neumann, Mr. Feula, and Mr. Ulmer,  
Nays: None recorded  
Abstain: Ms. Milano, Ms. Carvino and Mr. Fernandez  
Not Eligible: Mr. Cogle and Ms. Kelsey

**NEW BUSINESS:**

**#22-003 Jean M. Sargeant Heir to the Estate of Roy Sargeant, Block 22, Lot 26-Completeness/Interpretation**

Mr. Fernandez noted that the Board received a letter requesting that this matter be carried to the Board's September 19th meeting. He announced that this matter is being carried without further notice.

Mr. Ulmer made the motion to carry this matter to the Board's September 19th meeting. Motion seconded by Mr. Cogle. Roll call vote:

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

**#22-002 Veolia Water NJ, Inc., Block 1.01, Lot 57.01-Completeness**

Mr. Finelli stated that he spoke with the Applicant and they are not attending this evening; however, they are prepared to attend the September meeting if the application is deemed complete. He then reviewed his August 11th report and the waivers. After a brief discussion, the Board agreed that the Applicant should be prepared to address the recycling of water and the prior approval.

Mr. Cogle made the motion to deem the application complete and granting the waivers per the Finelli August 11th report and scheduling it for the September 19th meeting. Motion seconded by Mr. Ulmer. Roll call vote:

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

**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:**

**Finelli Consulting**

Re: General 67.50  
Re: NJDRP 1513.75

Re: Veolia Water NJ 1121.25  
Re: Jean Sargeant 202.50

**Eric Bernstein**

Re: NJDRP 630.00

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

**ADJOURNMENT**

In a motion made and seconded the Board adjourned the meeting at 8:09 p.m. Voice vote:  
Ayes: Mr. Engels, Mr. Neumann, Mr. Cogle, Mr. Feula, Mr. Ulmer, Ms. Milano, Ms. Carvino, Ms. Kelsey, and Mr. Fernandez  
Nays: None recorded  
Abstain: None recorded

Respectfully submitted,

Alfia Schemm  
Board Secretary  
9/11/22