

INDEPENDENCE TOWNSHIP LAND USE BOARD

Minutes – December 19, 2022

The Independence Township Land Use Board met for a regular meeting on Monday, December 19, 2022 at the Municipal Building. Vice Chairman Engels 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. The oath of office was administered to Mr. Cogle.

ROLL CALL:

Present:	Carmen Feula	Donald Engels
	Mark Rafalko	Robert Neumann
	Lucy Carvino	Geoffrey Cullen
	James Kelsey (arriving at 7:37 p.m.)	
	Bonnie Kelsey (arriving at 7:37 p.m.)	
	Glen Cogle	
Absent:	Melissa Milano	Ricardo Fernandez
Also Present:	Eric Bernstein, Esq.	Michael Finelli, P.E.

MINUTES:

The minutes from the October 17, 2022 meeting were distributed prior to the meeting. Mr. Feula made the motion to adopt the minutes. Motion seconded by Mr. Cullen. Roll call vote:

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

Nays: None recorded

Abstain: Mr. Cogle, who was not a Board Member at the October meeting.

OPEN TO THE PUBLIC:

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

OTHER BUSINESS:

Land Use Committee-Highlands/Affordable Housing-Deferred

Checklists Discussion-Deferred

NEW BUSINESS:

#22-004 HMUA, subdivided portion of Block 4, Lot 1-Completeness

Mr. Finelli reviewed his completeness review letter of December 16, 2022 and he recommended that the application be deemed incomplete. The Board discussed the project, the checklist that was submitted (waivers/exceptions), how to proceed as the project is a public utility, and the timing of completeness and a hearing.

Mr. Feula made the motion to deem the application incomplete as per the Finelli December 16, 2022 report. Motion seconded by Mr. Neumann. Roll call vote:

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

Nays: None recorded

Abstain: None recorded

Mr. Finelli introduced Bryce Good, from his firm, who may be in attendance at future meetings if he is not available or has a conflict.

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

Board Secretary

The Board discussed the status of the open Board Secretary position. Ms. Schemm stated that she is not aware of a replacement and she will have the materials prepared for the January meeting. Mr. Bernstein stated that his office can assist for the time being. The Board also discussed the Board vacancies, meeting schedules, and the reorganization meeting of January 9.

Budget 2023

The Board discussed what was spent in 2022 and what should be recommended in 2023. It was suggested that the Board recommend the same budget as was budgeted in 2022.

Mr. Cogle made the motion to recommend the same budget in 2023 as was allocated in 2022. Motion seconded by Mr. Feula. Roll call vote:

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

Nays: None recorded

Abstain: None recorded

BILLS:

Finelli Consulting

Re: General 168.75
Re: HMUA 1677.50

Eric Bernstein

Re: Veolia 570.00
Re: General 150.00
Re: County of Warren/General 150.00
Re: Sargeant 210.00

Gatehouse Media

Re: Notice 16.47

Banisch

Re: Veolia 323.40
Re: Sargeant 308.00
Re: County of Warren/General 292.60

Mr. Neumann made the motion to approve the vouchers. Motion seconded by Ms. Carvino. Roll call vote:

Ayes: Mr. Engels, Mr. Neumann, Mr. Feula, Ms. Carvino, Mr. Rafalko,
Ms. Kelsey, Mr. Kelsey, Mr. Cougle, and Mr. Cullen.
Nays: None recorded
Abstain: None recorded

Mr. Cougle questioned the Banisch Sargeant billing, which was reviewed by Mr. Engels.

OTHER

Mr. Engels thanked Ms. Schemm and Mr. Ulmer (who was invited this evening) for their years of service. Cake and refreshments will be had at the close of the meeting.

ADJOURNMENT

In a motion made and seconded the Board adjourned the meeting at 8:23 p.m. Voice vote:

Ayes: Mr. Engels, Mr. Neumann, Mr. Feula, Ms. Carvino, Mr. Rafalko,
Ms. Kelsey, Mr. Kelsey, Mr. Cougle, and Mr. Cullen.
Nays: None recorded
Abstain: None recorded

Respectfully submitted,

Alfia Schemm
Board Secretary
12/27/22