

Joint Land Use Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
January 13, 2021

1. Call to Order

Chairperson Conahan called the meeting to order at 7:09 pm.

2. Open Public Meeting Act Statement

Chairperson Conahan read the Open Public Meeting Act Statement.

3. Swearing in of New Members

Mr. William Robertson swore in the new members.

4. Roll Call

The following members were present:

CLASS IV MEMBERS:

FRANK RYAN DEC/2024 [PRESENT]	MARK KRANZ DEC/2023 [PRESENT]
JOSEPH DESCENZA DEC/2021 [PRESENT]	MICHAEL CONAHAN DEC/2022 [PRESENT]
ROBERT SHERR DEC/2022 [PRESENT]	PAUL WOSKA DEC/2023 [ABSENT]
JOSEPH CARUSO DEC/2021 [PRESENT] ALTERNATE 1	
JOHN SWEENEY DEC/2021 [PRESENT] ALTERNATE 2	

ROBERT DESSINO DEC/2023 [PRESENT] CLASS I MEMBER
STEPHEN GRECO DEC/2021 [PRESENT] CLASS II MEMBER
JEREMIAH CARNES DEC/2021 [PRESENT] CLASS III MEMBER

ALSO PRESENT: BOARD ATTORNEY-MR. BILL ROBERTSON
ZONING OFFICER- MR. JOE COSTA

5. Organization

A. Election of Joint Land Use Board Officers

1. Chairperson

The Board Clerk asked for nominations to this position.

Member Descenza nominated Michael Conahan for Chairperson for the Joint Land Use Board, seconded by Member Sherr.

The Board Clerk asked if there were any other nominations for this position, there being none asked for a motion to close nominations. Member Descenza made a motion to close nominations, seconded by Member Sherr. Vote: Member Kranz-yes, Member

Descenza-yes, Member Conahan-yes, Member Sherr-yes, Member Greco-yes, Member Carnes-yes, Member Dessino-yes, Member Ryan-yes, Member Caruso-yes, Member Sweeney-yes. The motion was carried unanimously.

Member Conahan was voted as Chairperson for the Joint Land Use Board for 2021.

2. Vice Chairperson

Chairperson Conahan asked for nominations for this position.

Member Ryan nominated Robert Sherr for Vice Chairperson for the Joint Land Use Board, seconded by Member Descenza. Chairperson Conahan asked if there were any other nomination for this position, there being none closed the nomination. Vote: Member Kranz-yes, Member Descenza-yes, Chairperson Conahan-yes, Member Sherr-yes, Member Greco-yes, Member Carnes-yes, Member Dessino-yes, Member Ryan-yes, Member Caruso-yes, Member Sweeney-yes The motion was carried unanimously.

Member Sherr was voted Vice Chairperson for the Joint Land Use Board for 2021.

3. Secretary

Chairperson Conahan asked for nominations for this position.

Member Sherr nominated Joe Descenza for Secretary for the Joint Land Use Board, seconded by Member Greco. Chairperson Conahan asked if there were any other nomination for this position, there being none closed the nomination. Vote: Member Kranz-yes, Member Descenza-yes, Chairperson Conahan-yes, Member Sherr-yes, Member Greco-yes, Member Carnes-yes, Member Dessino-yes, Member Ryan-yes, Member Caruso-yes, Member Sweeney-yes The motion was carried unanimously.

Member Descenza was voted as Secretary for the Joint Land Use Board for 2021.

6. Appointment of Board Attorney

Chairperson Conahan, Vice Chairperson Sherr and Member Ryan had volunteered to review the RFP's.

The subcommittee stated that there was one RFP which was DiFrancesco, Bateman, Coley, Yospin, Kunzman, Davis, Lehrer & Flaum, P.C. which is our current attorney. The subcommittee and recommended Bill Robertson to remain as attorney. Member Greco made a motion to appoint DiFrancesco, Bateman, Coley, Yospin, Kunzman, Davis, Lehrer & Flaum, P.C as Joint Land Use Board Attorney for 2021, seconded by Member Caruso. Vote: Member Kranz-yes, Member Descenza-yes, Chairperson Conahan-yes, Member Sherr-yes, Member Greco-yes, Member Carnes-yes, Member Dessino-yes, Member Ryan-yes, Member Caruso-yes, Member Sweeney-yes. The motion was carried unanimously.

Difrancesco, Bateman, Coley, etc. were appointed as Joint Land Use Board Attorney for 2021.

7. Appointment of Board Engineer

The subcommittee stated that there were two RFP's for Board Engineer. The subcommittee explained the rates and explained reasons why they are recommending Najarian Associates for Engineer. Member Descenza made a motion to appoint Najarian Associates for Joint Land Use Board Engineer for 2021. Vote: Member Kranz-yes, Member Descenza-yes, Chairperson Conahan-yes, Member Sherr-yes, Member Greco-yes, Member Carnes-yes, Member Dessino-yes, Member Ryan-yes, Member Caruso-yes, Member Sweeney-yes. The motion was carried unanimously.

Bob Bucco of Najarian Associates was appointed as Joint Land Use Board Engineer for 2021.

8. Appointment of Board Planner

The subcommittee stated that there were two RFP's for Board Planner. The subcommittee explained the rates and explained the reasons why they are recommending Ricci Planning for Planner. Member Greco made a motion to appoint Ricci Planning for Joint Land Use Board Planner for 2021. Vote: Member Kranz-yes, Member Descenza-yes, Chairperson Conahan-yes, Member Sherr-yes, Member Greco-yes, Member Carnes-yes, Member Dessino-yes, Member Ryan-yes, Member Caruso-yes, Member Sweeney-yes. The motion was carried unanimously.

Paul Ricci of Ricci Planning was appointed as Joint Land Use Board Planner for 2021.

9. Appointment of Land Use Board Clerk and Recording Secretary

Member Descenza made a motion to appoint Karen Wick as Joint Land Use Board Clerk and Recording Secretary, seconded by Member Sweeny. Vote: Member Kranz-yes, Member Descenza-yes, Chairperson Conahan-yes, Member Sherr-yes, Member Greco-yes, Member Carnes-yes, Member Dessino-yes, Member Ryan-yes, Member Caruso-yes, Member Sweeney-yes. The motion was carried unanimously.

10. Adoption of Regulations

Member Caruso made a motion to adopt the Rules and Regulations, seconded by Member Greco. Vote: Member Kranz-yes, Member Descenza-yes, Chairperson Conahan-yes, Member Sherr-yes, Member Greco-yes, Member Carnes-yes, Member Dessino-yes, Member Ryan-yes, Member Caruso-yes, Member Sweeney-abstain. Motion passed

11. Approval of 2021 Meeting Schedule

Member Sherr made a motion to approve the 2021 Meeting Schedule, seconded by Member Descenza. Vote: Member Kranz-yes, Member Descenza-yes, Chairperson Conahan-yes, Member Sherr-yes, Member Greco-yes, Member Carnes-yes, Member Dessino-yes, Member Ryan-yes, Member Caruso-yes, Member Sweeney-yes. Motion passed.

12. Approval of Official Newspaper

Member Greco made a motion to approve the Courier News as the official newspaper, seconded by Member Caruso. Vote: Member Kranz-yes, Member Descenza-yes, Chairperson Conahan-yes, Member Sherr-yes, Member Greco-yes, Member Carnes-yes, Member Dessino-yes, Member Ryan-yes, Member Caruso-yes, Member Sweeney-yes. Motion passed.

13. Approval of Minutes

Member Sherr made a motion to approve the December 9, 2020 meeting minutes, seconded by Member Greco. Vote: All in favor. Motion passed.

14. Old Business

JLUB 2020-009

Memorialize Resolution

CP Middlesex LLC

Mountain Ave/ Wood Ave

Block 318 Lots 4.02, 38.01 and 48

Member Dessino made a motion to approve the Resolution with the change of Boulevard to Avenue in section 12, seconded by Member Greco. Vote: Member Kranz-yes, Member Descenza-yes, Chairperson Conahan-yes, Member Sherr-yes, Member Greco-yes, Member Carnes-yes, Member Dessino-yes, Member Ryan-yes, Member Caruso-yes, Member Sweeney-abstain. Motion passed.

15. Correspondence

A. PSEG- Wetland Permit Notification

No action required by the Board.

16. Board Comments

A. Checklist

Mr. Robertson and Mr. Costa have set up a meeting to review and revise the Board application checklist.

B. Gov Pilot

Mr. Costa informed the Board Members that website Gov Pilot is where Board Members and the public can go to report specific issues on properties.

C. Mr. Costa report

The Borough Engineer, Mr. Joe Venezia will be inspecting the site at 300 Lincoln Blvd for compliance on such items as sidewalks, streetscape and landscaping. Mr. Costa stated the 619 Union Ave a previous board application has had 95% of the site work completed. Mr. Costa stated that he would like to update the zoning ordinances. Mr. Costa would like to update the forms on the website so that they are fillable PDF. Member Descenza asked about 325 High St. Mr. Costa stated that the owner will need to comply with NJ DEP. Mr. Costa updated the Board on multiple properties.

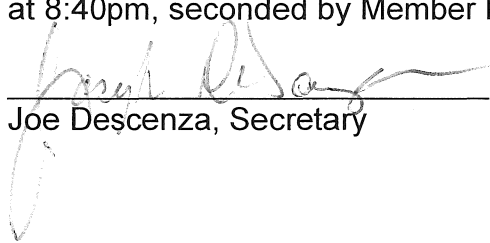
Chairperson Conahan announce the next meeting will be January 27, 2021.

Mr. Robertson stated that the litigation case due to go to court has been moved to February 16, 2021.

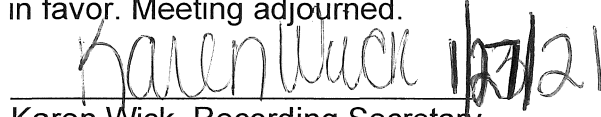
Mr. Robertson informed the Board of omission in the fee schedule for a bifurcated application. Mr. Robertson will speak to Mr. Costa.

Chairperson Conahan opened the meeting to the public, there being no public, he closed the public portion of the meeting.

There being no further business Member Greco made a motion to adjourn the meeting at 8:40pm, seconded by Member Descenza. Vote: All in favor. Meeting adjourned.



Joe Descenza, Secretary



Karen Wick, Recording Secretary