

MINUTES OF THE PLANNING BOARD MEETING
Thursday, May 26, 2022

Present:

Chairman Larry Lonergan

Mayor Alex Roman

Councilman Jack McEvoy

Mr. Al DeOld

Mr. Jesse Lilley

Mr. Greg Mascera, Planning Board Attorney

Vice Chair Jessica Pearson

Mr. Steven Neale

Mr. Tim Camuti

Mr. Jason Hyndman

Mr. Jeremy Katzeff

Ashley Neale, Planning Board Secretary

Meeting called to order at 7:32PM by Chairman Lonergan.

Pledge of Allegiance:

Chairman Lonergan reads Open Public Meetings Act Statement.

Public Hearing

Chairman Lonergan asks if anyone from the public would like to address the board on topics not on this meeting's agenda. No one from the public came forward.

Approval of Minutes

Chairman Lonergan asks for a motion to approve minutes from a Regular meeting held on April 28, 2022. Mr. Hyndman makes the motion, Mr. Katzeff seconds. Councilman McEvoy and Vice Chair Pearson note that they recused themselves from the discussion on 176-200 Bloomfield Avenue and therefore will be recusing from voting on that section of the minutes. Councilman McEvoy and Mayor Roman note they recused themselves from the application regarding 4 Arnold Way and therefore will be recusing from voting on that section of the minutes.

Resolutions

Chairman Lonergan asks for a motion to approve resolution 2022-04 denying the Minor Sub-Division for 4 Arnold Way. Vice Chair Pearson makes the motion, Mr. Hyndman seconds. Roll call is taken, Mr. Katzeff, Mr. Lilley, Mr. Hyndman, Mr. Camuti, and Vice Chair Pearson vote in favor of approving the resolution. Chairman Lonergan and Mr. Neale abstain. Mr. DeOld clarifies that he voted to approve the application because he thought by sub-dividing the property may have been available for the Township to purchase.

Chairman Lonergan asks for a motion to approve resolution 2022-05 denying the request for reconsideration of extension of the approval for 176-200 Bloomfield Avenue. Mr. DeOld makes the motion, Mayor Roman seconds. Roll call is taken, Mr. Katzeff, Mr. Lilley, Mr. Hyndman, Mr. Camuti, Mr. DeOld, and Mayor Roman vote in favor of approving the resolution. Chairman Lonergan and Mr. Neale abstain.

Sub Committee Updates

Vice Chair Pearson notes that the Master Plan sub-committee met on May 4 and reviewed a list of recommendations. She adds that the following week they received a draft document and have been reviewing and making edits for the Land Use Element of the Master Plan. She notes that the committee will be meeting every week until all the documents

have been reviewed at which point a final draft would be forwarded to the Board. There is discussion about timing of receiving draft documents and scheduling special meetings. Mr. Hyndman notes the DEP is contemplating emergency rule changes for non-title flood zones that may affect future development and adds the planners should be made aware.

New Business

Chairman Lonergan notes that application 2022-03 for minor sub-division at 19 Parkhurst has requested an adjournment to the June 23 meeting. He notes that no new notice will be required.

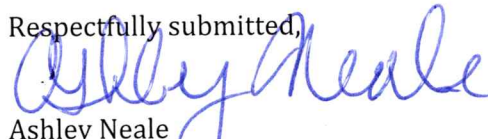
Chairman Lonergan notes the Township Council has sent the Board Ordinance 2022-16 AMENDING CHAPTER 150 ZONING SPECIFICALLY TITLE 11 CHAPTER 7 – PLANT SELECTION & PLACEMENT. Mayor Roman notes that the Council has passed this ordinance on first reading and their intent is pass the ordinance but still allow for the planting list to be updated as needed through a resolution.

Mayor Roman makes a motion to state that Ordinance 2022-16 is consistent with the Master Plan and that the attached exhibit accurately reflects the recommended planting list. Vice Chair Pearson seconds. Roll call is taken and all those present vote in favor.

Adjourn

After a motion made by Vice Chair Pearson and seconded by Mr. Neale, there was a unanimous vote to adjourn at 7:56 PM.

Respectfully submitted,



Ashley Neale
Planning Board Secretary

PLEASE NOTE: Meeting minutes are a summation of the hearing. If you are interested in a verbatim transcript from this or any proceeding, please contact the Planning Board office at 973-857-4805.