

ALLAMUCHY LAND USE BOARD

JANUARY 22, 2026 - 7:30 P.M.

AGENDA

Revised

1. CALL TO ORDER

2. OPEN PUBLIC MEETINGS ACT

Adequate notice of this meeting of the Allamuchy Township Land Use Board has been provided in accordance with the Open Public Meetings Act (Chapter 231.P.L. 1975) as follows: notice was sent to the official newspaper The Express Times and the Daily Record, posted on the bulletin board in the Town Hall, and posted on the Town website and filed with the Town Clerk.

3. SALUTE TO THE FLAG

4. OATH OF OFFICE

Emilio Lois, Class II
Edward Fabula, Class III

Michael DeCarlo, Class IV
Hunter Moneta, Alternate #1

5. ROLL CALL

Ryan Benson
Michael DeCarlo
Emilio Lois
Mary Renaud
Charles Zukoski
Mary Lennon, Alternate #3

Scott Churchill
Edward Fabula
Jeff McDonnell
Mayor Tuohy
Hunter Moneta, Alternate #1
Giovanni Cusmano, Alternate #4

Eric Bernstein, Board Attorney
Chris Nusser, Board Engineer

David Novak, Board Planner
Denean Probasco, Board Secretary

6. 2026 REORGANIZATION

Appointment of Temporary Chairman
Election of Chairman
Election of Vice Chairman
Election of Board Secretary
Appointment of Board Attorney
Appointment of Board Engineer
Appointment of Board Planner

2026 NEWSPAPERS OF RECORD

Designation of Official Newspapers of Record

2026 TECHNICAL REVIEW COMMITTEE APPOINTMENTS

7. AFFIRMATION OF TESTIMONY

David Novak – Board Planner

Chris Nusser - Board Engineer

8. RULES

A. Adoption of Rules and Regulations of the Land Use Board of the Township of Allamuchy.

9. PUBLIC SESSION

10. MINUTES

A. **December 18, 2024 – Regular Session**
(All Eligible)

11. RESOLUTIONS

R-01-26 Resolution Establishing List of Annual Meetings for the Allamuchy Land Use Board and Additional Meetings if Called for Calendar Year 2026

R-02-26 Resolution Authorizing Land Use Board Contract for Legal Services for 2026

R-03-26 Resolution Authorizing Contract for Land Use Board for Professional Engineering Services 2026

R-04-26 Resolution Authorizing Land Use Board Contract for Planning Services 2026

R-05-26 Resolution Authorizing Re-Appointment of Land Use Board Secretary 2026

12. BUSINESS

A. **Ida Machuca**
#2023-04
701 Alphano Road, Block 501, Lot 2, Zoning RR
Site Plan and Use Variance Application for baseball field and training facility.
(constructed without prior approval)

13. CORRESPONDENCE

14. EXECUTIVE SESSION

15. ADJOURNMENT