

**Minutes Open Session  
Allamuchy Land Use Board – August 26, 2021**

The Allamuchy Township Land Use Board held a regular meeting on Thursday, August 26, 2021 at the Municipal Building. The meeting was called to order at 7:30 p.m. by Chairwoman Clara Bajc and she led the Board in the Pledge of Allegiance.

**STATEMENT:** Board Secretary Alfia Schemm announced that adequate notice for this meeting has been provided according to the “Open Public Meetings Act.”

**ROLL CALL:**

PRESENT: Clara Bajc, Adam Jones, James Cote, Charles Zukoski, Scott Churchill, Rich Lomonaco (arriving at 7:32 p.m.), and Jeff McDonnell

ABSENT: Chris Metternich and Richard Evans.

ALSO PRESENT: Board Engineer/Planner Paul Sterbenz, Board Attorney Thomas, and Board Secretary Alfia Schemm

**ANNOUNCEMENTS:**

Chairwoman Bajc stated that the County has mandated indoor masks and she recommended that the Board Members have masks for the next meeting.

**MINUTES:**

The minutes of May 27, 2021 meeting were distributed prior to the meeting. Mr. Churchill made the motion to adopt the minutes. Motion seconded by Mr. Cote. In a voice vote, all were in favor, except for Mr. McDonnell, who was not present at the May meeting and he abstained.

**OPEN TO THE PUBLIC:**

Chairwoman Bajc opened the meeting to the public for non-agenda items. With there being no public comment, the meeting was closed to the public. Mayor Lomonaco arrived.

**COMPLETENESS:**

**#21-001 Girolamo Arena, Block 901, Lot 30**

Board Engineer Sterbenz briefly reviewed the Billboard proposal and his completeness report of July 14, 2021 and he recommended that the Board grant the waivers (as the area is very limited) and to deem the application complete. Mr. Cote commented on the disturbance that was done and if there are any plans to clean up the site.

Mayor Lomonaco made the motion to deem the application complete and to grant the waivers. Motion seconded by Mr. Churchill. In a roll call vote, all were in favor.

Mr. Sterbenz suggested that the Applicant provide a rendering and photographs. Ms. Bajc asked if the Board could also receive the current permit as the one submitted has expired.

**OTHER BUSINESS:**

**Master Plan Reexamination Report**

Mr. Sterbenz stated that a budget recommendation for the 2022 Reexamination was distributed, which was then discussed at great length. Mr. Sterbenz also provided an update on the status of the Shell station.

Mr. Churchill made the motion to have Mr. Sterbenz prepare a proposal with the outlined/related costs for the Board's consideration. Motion seconded by Mayor Lomonaco. In a roll call vote, all were in favor.

**Vision Committee**

Mayor Lomonaco stated that the Committee met in June and another meeting is scheduled for the end of September.

**Baker-Village 6**

Mr. Sterbenz provided an update and he stated that the project is now complete. Mr. McDonnell commented on the skewed light posts. Mr. Sterbenz stated that he will take a look.

**ADJOURNMENT:**

In a motion made and seconded the meeting adjourned at 8:07 p.m.

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
10/26/21