

**Minutes Open Session
Allamuchy Land Use Board – October 28, 2021**

The Allamuchy Township Land Use Board held a regular meeting on Thursday, October 28, 2021 at the Municipal Building. The meeting was called to order at 7:31 p.m. by Chairwoman Clara Bajc and he 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, Richard Evans, James Cote, Charles Zukoski, Scott Churchill, Rich Lomonaco and Adam Jones

ABSENT: Chris Metternich and Jeff McDonnell

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

ANNOUNCEMENTS:

None

MINUTES:

The minutes of the September 23, 2021 meeting were distributed prior to the meeting. Mr. Churchill made the motion to adopt the minutes. Motion seconded by Mr. Evans. Discussion on the motion: Mr. Churchill questioned the PV review of generators. Ms. Schemm stated that she feels that this is addressed in the Resolution. Chairwoman Bajc noted a minor correction. In a voice vote, all were in favor of adopting the minutes as amended this evening, except for Mr. Jones, who was not present at the September 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.

NEW BUSINESS:

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

Girolamo Arena was sworn in and he testified that he has owned the subject property for many years. He addressed the requested expansion of the existing billboard sign, which the Board reviewed and discussed. Mr. Arena stated that he will be cleaning up the area of the overgrown vegetation. Mr. Sterbenz stated that billboard signs are regulated by the State and a permit has been obtained for the expansion of the sign. He stated that the sign is a non-conforming use and he reviewed the purposes advanced by the project.

The hearing was opened to the public. With there being no public comment, the hearing was closed to the public.

The Board reviewed that Mr. Cote and Mayor Lomonaco will need to step down as the application is for a use variance. Mr. Thomas reviewed the testimony that was provided and meeting the required positive and negative criteria. He also addressed the number of affirmative votes required to approve the application.

Mr. Evans made the motion to approve the application, as discussed and agreed to this evening. Motion seconded by Mr. Churchill. In a roll call vote, all were in favor. Abstaining: Mr. Cote and Mayor Lomonaco

OTHER BUSINESS:

Homeland Towers, LLC/Allamuchy Township-Courtesy Presentation

Mr. Churchill questioned the condition pertaining to the investigation of the PVPOA generator regulations. Mr. Thomas stated that it is a condition of the granted approval and it will need to be satisfied and he reviewed the enforcement of the conditions. The Board then briefly discussed the PVPOA regulations in regards to generators.

Mr. Evans made the motion to adopt the Resolution. Motion seconded by Ms. Bajc. In a roll call vote, all were in favor, except for Mr. Jones, who was not present at the September meeting and Mr. Cote and Mayor Lomonaco who had recused themselves.

PVPOA/Allamuchy Township-Courtesy

Mr. Churchill made the motion to adopt the Resolution. Motion seconded by Mr. Zukoski. In a roll call vote, all were in favor, except for Mr. Jones, who was not present at the September meeting and Mr. Cote, Mayor Lomonaco and Mr. Evans who had recused themselves.

Master Plan Re-examination Discussion

Mr. Sterbenz reviewed his proposal and the options /tasks presented, which were discussed with the Board. The Board also discussed what legal expenses may be incurred. It was agreed to carry this discussion to the next Board Meeting.

Climate Change Survey

Mr. Sterbenz gave a brief overview of the DEP Climate Change Survey.

Vision Committee

Mr. Churchill gave a brief update on the meeting held on September 30, 2021.

Marijuana Survey

No update.

November Meeting Date

The Board reviewed a possible November date and it was agreed to meet on November 29, 2021 and defer on making a decision on a December meeting date at this time.

Electric Charging Stations

Mr. Sterbenz addressed the recent legislation in regards to Electric Charging Stations and he stated that he will provide an update at the next meeting.

ADJOURNMENT: In a motion made and seconded the meeting adjourned at 8:20 p.m.

Respectfully Submitted:

Alfia Schemm
Board Secretary
11/26/21