

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

The Allamuchy Township Land Use Board held a reorganization and regular meeting on Thursday, January 28, 2021 via Zoom. The meeting was called to order at 7:30 p.m., by Attorney Roger Thomas and he led the Board in the Pledge of Allegiance.

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

**SWEARING IN:** Attorney Thomas administered the oath of office to Adam Jones.

**ROLL CALL:**

PRESENT: Rick Lomonaco, Clara Bajc, Adam Jones, Scott Churchill, and Richard Evans.

ABSENT: Chris Metternich, James Cote, Richard Sharrett, Charles Zukoski, and Jeff McDonnell

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

**REORGANIZATION:**

**Nomination for Chairperson**

Attorney Thomas asked if there was a motion to nominate a Chairperson. Mr. Churchill made the motion to Clara Bajc as the Chairperson. Motion seconded by Mr. Evans. With there being no other nominations, the nominations were closed. In a roll call vote, all were in favor.

**Nomination for Vice Chairperson**

Chairwoman Bajc nominated Mr. Churchill as Vice-Chairman. Mr. Churchill declined and he nominated Mr. Evans. Motion seconded by Mayor Lomonaco. In a roll call vote, all were in favor.

**Appointment of Board Professionals-Adoption of the Resolution**

Mr. Churchill made the motion to appoint Roger Thomas, Esq., Dolan and Dolan, as the Board Attorney and Paul Sterbenz, Maser Consulting, as the Board Engineer and Board Planner. Motion seconded by Mr. Evans. In a roll call vote, all were in favor.

**Appointment of Board Secretary:**

Chairwoman Bajc made the motion to appoint Alfia Schemm as the Board Secretary. Motion seconded by Mr. Churchill. In a roll call vote, all were in favor.

**Designation of Meeting Dates, Time and Place and Official Newspaper:**

Chairwoman Bajc made the motion to designate the meeting dates as the fourth Thursday of the month, convening at 7:30 p.m., via Zoom until further notice and at the Allamuchy Township Municipal Building, 292 Alphano Road, Allamuchy, NJ once COVID restrictions are lifted, and to designate the Official Newspaper as the Daily Record and the Daily Record and the Express Times as the newspapers to receive notice pursuant to the Open Public Meetings act, same as the Governing Body. Motion seconded by Mr. Churchill. In a voice vote, all were in favor.

**ANNOUNCEMENTS:**

Chairwoman Bajc stated that the 2020 Highlands Region Land Preservation Status Report was emailed out to everyone.

**MINUTES:**

The minutes of November 30, 2020 meeting were distributed prior to the meeting. Mayor Lomonaco made the motion to adopt the minutes. Motion seconded by Mr. Jones. In a voice vote, all were in favor, except for Mr. Evans, who was not present at the November meeting.

**OLD BUSINESS:**

**#17-002 PMG NJ, LLC, Block 702, Lot 1.01**

Heather Kumer, Esq. was present on behalf of the Applicant and she stated that she is present to request a two year extension, one year retroactive, with an end date of April 26, 2022. Mr. Sterbenz stated that he was present at the County Planning Board meeting and the Applicant has worked with the Township and they are working on the demands of the County. The Board discussed the retroactive extension request.

Mr. Churchill made the motion to grant the extension as requested, including all of the conditions of their prior approval. Motion seconded by Mr. Evans. In a roll call vote, all were in favor.

**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.

**OTHER BUSINESS:**

**Marijuana Discussion**

Mr. Sterbenz reviewed the distributed adopted legislation pertaining to the expansion of cannabis use and specifically sections 31 and 32 and municipal regulations. It was agreed to distribute the draft White Township ordinance. A township referendum, reaching out to the farmers, and the elimination of the Industrial Zone were all touched on. A procedure in working with the Governing Body in reviewing the draft White Township Ordinance and the Township Master Plan was discussed.

**Other**

Mr. Churchill stated that he has been appointed to the Allamuchy Vision Committee and he will follow up with the Board once a meeting is scheduled.

Mr. Sterbenz commented on a DEP power point presentation on climate change and regulations.

Mr. Evans questioned the 2020 Highlands Region Land Preservation Status Report that was distributed. Chairwoman Bajc stated that it was informational.

Mayor Lomonaco addressed his meeting/discussion on the selling/rental of Affordable Housing units in Panther Valley. Board Attorney Thomas questioned the compliance with the Township obligation and the rental credits for Round 4. Board Engineer Sterbenz stated that the Housing Element will need to be updated if this moves forward.

**OPEN TO THE PUBLIC:**

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

**ADJOURNMENT:**

In a motion made and seconded the meeting adjourned at 8:32 p.m.

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
2/18/21-2