

# **JEFFERSON TOWNSHIP LAND USE BOARD**

**MONDAY, JANUARY 27, 2020**

Minutes of a Reorganization Meeting, followed by a Regular Meeting of the Jefferson Township Land Use Board, pursuant to due notice and in compliance with the Sunshine Law.  
Municipal Building, Jefferson Township, at 7:30 PM.

Presiding: **Dr. Williams**  
Secretary: **Stephanie McCormack**

**Present:**  
Dr. Williams  
Mr. Palko  
Councilwoman Senatore  
Mr. Hine  
Capt. Castimore  
Mr. DiFrisco  
Mr. Deutsch  
Mayor Wilsusen  
Mr. Jacoby  
Ms. Galfo  
Ms. Fallon  
Mr. Galfo

**Absent:**  
Mr. Small

**Also Present:**  
Stephanie McCormack, Secretary

## **REORGANIZATION MEETING:**

**Mayor Wilsusen** began by thanking all of the board members for being a part of the new Land Use Board, and briefly described the rationale behind combining both boards.

## **APPOINTMENT OF CHAIRMAN:**

**Mr. Deutsch** moved to appoint Dr. Clifford Williams as Chairman.  
**Mayor Wilsusen** seconded the motion.

**Mr. DiFrisco** moved to appoint Ms. Galfo.  
**Ms. Fallon** seconded the motion.

**In Favor of Cliff Williams:** Councilwoman Senatore, Mayor Wilsusen, Mr. Palko, Dr. Williams, Capt. Castimore, Mr. Deutsch, and Mr. Hine.

**In Favor of Pat Galfo:** Ms. Galfo, Ms. Fallon, Mr. DiFrisco, and Mr. Jacoby.

**Abstained:** Mr. Galfo.

## **APPOINTMENT OF VICE-CHAIRMAN:**

**Mr. DiFrisco** moved to appoint Ms. Galfo as Vice-Chairman.  
**Ms. Fallon** seconded the motion.

**Mr. Deutsch moved to appoint John Palko.**  
**Mayor Wilsusen seconded the motion.**

**In Favor of Pat Galfo: Councilwoman Senatore, Ms. Galfo, Ms. Fallon, Mr. DiFrisco, and Mr. Jacoby.**

**In Favor of John Palko: Mayor Wilsusen, Mr. Palko, Capt. Castimore, Mr. Deutsch, and Mr. Hine.**

**Abstained: Mr. Galfo.**

**Chairman Williams stated that there will be two Vice-Chairs.**

#### **APPOINTMENT OF SECRETARY:**

**Mayor Wilsusen moved** to appoint Ms. Stephanie McCormack as Board Secretary.  
**Chairman Williams seconded** the motion.  
**In Favor: All.**

**Mayor Wilsusen** stated that there were several RFPs received for the professional positions. When the recommendations were put forth by the committee, it was not the committee's intention to dictate who the Board's professionals should be. We are open to a discussion on any of the submissions.

#### **APPOINTMENT OF BOARD ATTORNEY:**

**Mayor Wilsusen moved** to appoint Glenn Kienz of the Weiner Law Group LLP as Board Attorney.  
**Mr. Deutsch seconded** the motion.

**Mr. DiFrisco moved** to appoint Matt Posada of Schenk Price Smith & King, LLP.  
**Vice-Chairwoman Galfo seconded.**

**Mr. DiFrisco** stated that he has been to some of the Planning Board meetings. Even though he feels Mr. Kienz is the most knowledgeable, he also feels that his attitude is terrible when it comes to dealing with the public.

**Chairman Williams** disagreed.

**Mayor Wilsusen** stated that he has met Mr. Kienz only once and based his opinion on not only his submittal, but also from many other peers and professionals who had nothing but positive things to say about him. He feels that since this is a new board trying to maneuver in uncharted territory, Mr. Kienz would be the best choice for our circumstances.

**Vice-Chairwoman Galfo** stated that even though she feels he is the best qualified, she has also experienced Mr. Kienz being rude to residents.

**Mayor Wilsusen** asked the board members to keep in mind that it is a yearly appointment, so if it does not work out, they can make a change next year.

**Chairman Williams** feels that Mr. Kienz does nothing but help the public.

**Mr. Palko** stated that he has found Mr. Kienz to be very helpful with the public, instructing them in great detail, on how to follow the required process.

**Mr. Deutsch** agreed.

**Ms. Fallon** stated that she feels Matt Posada is also very helpful with the public and the board members.

**In Favor of Glenn Kienz: Mayor Wilsusen, Mr. Palko, Capt. Castimore, Mr. Deutsch, Mr. Hine, Mr. Jacoby, Mr. Galfo.**

**In Favor of Matt Posada: Ms. Galfo, Ms. Fallon, Mr. DiFrisco,**

**Abstained: Councilwoman Senatore**

#### **APPOINTMENT OF BOARD ENGINEER:**

**Mayor Wilsusen** moved to appoint **Mr. John Ruschke** of **Mott MacDonald** as **Board Engineer**.

**Mr. Deutsch** seconded.

**Mr. DiFrisco** moved to appoint **Petry Engineering**.

**Ms. Galfo** seconded.

**In Favor of John Ruschke: Councilwoman Senatore, Mayor Wilsusen, Vice-Chairwoman Galfo, Vice-Chairman Palko, Ms. Fallon, Capt. Castimore, Mr. Deutsch, Mr. Hine, Mr. DiFrisco, Mr. Jacoby, and Mr. Galfo.**

**In Favor of Petry Engineering: Mr.**

#### **APPOINTMENT OF BOARD PLANNER:**

**Mr. Hine** moved to appoint **Ms. Jill Hartmann** as **Board Planner**.

**Mr. Deutsch** seconded.

**In Favor: Councilwoman Senatore, Mayor Wilsusen, Vice-Chairman Palko, Vice-Chairwoman Galfo, Chairman Williams, Capt. Castimore, Ms. Fallon, Mr. Deutsch, Mr. Hine, Mr. DiFrisco, Mr. Jacoby, and Mr. Galfo.**

#### **APPOINTMENT OF SUBCOMMITTEES:**

**Ms. McCormack** stated that there are three subcommittees; Completeness, Master Plan, and Zoning Review.

**Chairman Williams** suggested that the board combine the Completeness and Zoning Review committees into one committee.

**Ms. McCormack** then suggested that the board think about having a minor subdivision committee in order to streamline part of the process.

**Mayor Wilsusen** agreed that might be something to look into.

**Vice-Chairman Palko** stated that he has been on the Completeness Subcommittee since he started on the board. He was told when he started that it was a good position for new members, since it provided information and instruction on things to look for when reviewing applications.

**Completeness Review Subcommittee:** Mr. Hine, Ms. Fallon, Mr. Galfo, Mr. Palko, and Mr. Jacoby.

**Master Plan Subcommittee:** Mr. Galfo, Mr. Hine, Mr. Small, Vice-Chairman Palko, and Ms. Galfo.

**In Favor: All.**

#### **OFFICIAL MEETING DATES AND TIMES:**

**Mayor Wilsusen** moved to conduct regular meetings on the fourth Monday of the month, with the second Monday being set aside for alternate or special meetings. The Completeness meeting will be held at 7:00 pm and the regular meetings will start at 7:30 pm.

**In Favor: All.**

#### **APPOINTMENT OF OFFICIAL NEWSPAPER AND ALTERNATE NEWSPAPER:**

**Mayor Wilsusen moved to** appoint the “Daily Record” as the official newspaper of the Planning Board and the “Star Ledger” as the alternate.

**In Favor: All.**

**Ms. McCormack** commented that there are currently a few applications left over from last year, and there are already two or three more that are expected shortly. She asked the board if they felt it appropriate to utilize the reserve meeting date in March.

**Mr. Galfo** did not feel that the applicants should be dictating whether or not we should be utilizing our reserve meetings. The applications should be heard on a first come, first serve basis.

**Ms. McCormack** argued that there are many different factors involved that would not always make “first come, first serve” feasible.

#### **REGULAR MEETING:**

#### **RESOLUTIONS:**

Jode’s Place, LLC

No. 19-06

Block 118, Lot 1

57 Route 181

Minor Site Plan

**Ms. McCormack** went over a few minor changes to the resolution that Mr. Correale wanted put on the record before the vote.

**Mr. Hine** made a motion to approve the resolution with the changes as stated. **Mr. Deutsch** seconded the motion.

**In Favor: Mayor Wilsusen, Councilwoman Senatore, Mr. Deutsch, Mr. Hine, Chairman Williams, and Vice-Chairman Palko.**

DiPaolo  
No. 06-19  
Block 489, Lot 15  
24 Oriole Road  
Bulk Area Variance

**Vice-Chairwoman Galfo** made a motion to approve the resolution. **Mr. DiFrisco** seconded the motion.

**In Favor: Mr. DiFrisco, Vice-Chairwoman Galfo, Mr. Jacoby, Mr. Galfo.**

**APPROVAL OF MINUTES DATED DECEMBER 9 & 10, 2019:**

**Vice-Chairwoman Galfo** made a motion to approve the BOA minutes dated December 9, 2019. **Mr. DiFrisco** seconded the motion.

**In Favor: Mr. DiFrisco, Vice-Chairwoman Galfo, Mr. Jacoby, and Mr. Galfo.**

**Chairman Williams** made a motion to approve the PB minutes dated December 10, 2019. **Mayor Wilsusen** seconded the motion.

**In Favor: Councilwoman Senatore, Mayor Wilsusen, Mr. Hine, Vice-Chairman Palko, Chairman Williams, and Mr. Deutsch.**

**ADJOURNMENT:**

**Mayor Wilsusen** moved to adjourn at 8:43 PM.  
**Ms. Fallon** seconded the motion.

**In Favor: All.**

*Respectfully Submitted by:*

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**Stephanie McCormack**  
**Secretary to the Land Use Board**