1. Call to Order

Chairperson Conahan called the meeting to order at 7:05 pm.

2. Open Public Meeting Act Statement

Chairperson Conahan read the Open Public Meeting Act Statement.

3. Swearing in of New Members

Mr. William Robertson swore in the new members.

4. Roll Call

The following members were present:

CLASS IV MEMBERS:
FRANK RYAN DEC/2024 [PRESENT]  MARK KRANZ DEC/2023 [PRESENT]
JOSEPH DESCENZA DEC/2024 [PRESENT]  MICHAEL CONAHAN DEC/2022 [PRESENT]
ROBERT SHERR DEC/2022 [PRESENT]  PAUL WOSKA DEC/2023 [PRESENT]
JOSEPH CARUSO DEC/2023 [PRESENT]  ALTERNATE 1
TODD NICOLAY DEC/2022 [PRESENT]  ALTERNATE 2
ROBERT DESSINO DEC/2023 [PRESENT]  CLASS I MEMBER
STEPHEN GRECO  DEC/2022 [PRESENT]  CLASS II MEMBER
JEREMIAH CARNES DEC/2022 [PRESENT]  CLASS III MEMBER

ALSO PRESENT: BOARD ATTORNEY-MR. BILL ROBERTSON

5. Organization

A. Election of Joint Land Use Board Officers

1. Chairperson

The Board Clerk asked for nominations to this position.

Member Ryan nominated Michael Conahan for Chairperson for the Joint Land Use Board, seconded by Member Descenza.

The Board Clerk asked if there were any other nominations for this position, there being none closed the nomination. Vote: Member Kranz-yes, Member Descenza-yes, Member Conahan-yes, Member Sherr-yes, Member Greco-yes, Member Carnes-yes, Member
Dessino-yes, Member Woska-yes, Member Ryan-yes, Member Caruso-yes, Member Nicolay-yes. The motion was carried unanimously.

Member Conahan was voted as Chairperson for the Joint Land Use Board for 2022.

2. **Vice Chairperson**

Chairperson Conahan asked for nominations for this position.

Member Descenza nominated Robert Sherr for Vice Chairperson for the Joint Land Use Board, seconded by Member Greco. Chairperson Conahan asked if there were any other nomination for this position, there being none closed the nomination. Vote: Member Kranz-yes, Member Descenza-yes, Chairperson Conahan-yes, Member Sherr-yes, Member Greco-yes, Member Carnes-yes, Member Dessino-yes, Member Woska-yes, Member Ryan-yes, Member Caruso-yes, Member Nicolay-yes. The motion was carried unanimously.

Member Sherr was voted Vice Chairperson for the Joint Land Use Board for 2022.

3. **Secretary**

Chairperson Conahan asked for nominations for this position.

Member Sherr nominated Joe Descenza for Secretary for the Joint Land Use Board, seconded by Member Greco. Chairperson Conahan asked if there were any other nomination for this position, there being none closed the nomination. Vote: Member Kranz-yes, Member Descenza-yes, Chairperson Conahan-yes, Member Sherr-yes, Member Greco-yes, Member Carnes-yes, Member Dessino-yes, Member Woska-yes, Member Ryan-yes, Member Caruso-yes, Member Nicolay-yes. The motion was carried unanimously.

Member Descenza was voted as Secretary for the Joint Land Use Board for 2022.

6. **Appointment of Board Attorney**

Chairperson Conahan, Vice Chairperson Sherr, Member Kranz and Member Descenza had volunteered to review the RFP’s.

The subcommittee stated that there was one RFP which was DiFrancesco, Bateman, Coley, Yospin, Kunzman, Davis, Lehrer & Flaum, P.C which is our current attorney. The subcommittee and recommended Bill Robertson to remain as attorney. Member Descenza made a motion to appoint DiFrancesco, Bateman, Coley, Yospin, Kunzman, Davis, Lehrer & Flaum, P.C as Joint Land Use Board Attorney for 2022, seconded by Member Sherr. Vote: Member Kranz-yes, Member Descenza-yes, Chairperson Conahan-yes, Member Sherr-yes, Member Greco-yes, Member Carnes-yes, Member Nicolay-yes.
Dessino-yes, Member Woska- yes, Member Ryan-yes, Member Caruso-yes, Member Nicolay-yes. The motion was carried unanimously.

Bill Robertson of Difrancesco, Bateman, Coley, etc. were appointed as Joint Land Use Board Attorney for 2022.

7. Appointment of Board Engineer

The subcommittee recommended Bob Bucco of Colliers Engineering for Engineer for 2022.

Member Sherr made a motion to appoint Bob Bucco of Colliers Engineering, seconded by Member Descenza. Vote: Member Kranz-yes, Member Descenza-yes, Chairperson Conahan-yes, Member Sherr-yes, Member Greco-yes, Member Carnes-yes, Member Dessino-yes, Member Woska- yes, Member Ryan-yes, Member Caruso-yes, Member Nicolay-yes. The motion was carried unanimously.

Bob Bucco of Colliers Engineer was appointed as Joint Land Use Board Engineer for 2022.

8. Appointment of Board Planner

The subcommittee recommended Paul Ricci of Ricci Planning for Planner for 2022.

Member Sherr made a motion to appoint Paul Ricci of Ricci Planning as Planner, seconded by Member Descenza. Vote: Member Kranz-yes, Member Descenza-yes, Chairperson Conahan-yes, Member Sherr-yes, Member Greco-yes, Member Carnes-yes, Member Dessino-yes, Member Woska- yes, Member Ryan-yes, Member Caruso-yes, Member Nicolay-yes. The motion was carried unanimously.

Paul Ricci of Ricci Planning was appointed as Joint Land Use Board Planner for 2022.

9. Appointment of Land Use Board Clerk and Recording Secretary

Member Woska made a motion to appoint Karen Wick as Joint Land Use Board Clerk and Recording Secretary, seconded by Member Ryan. Vote: Member Kranz-yes, Member Descenza-yes, Chairperson Conahan-yes, Member Sherr-yes, Member Greco-yes, Member Carnes-yes, Member Dessino-yes, Member Woska- yes, Member Ryan-yes, Member Caruso-yes, Member Nicolay-yes. The motion was carried unanimously.

10. Adoption of Regulations

Member Descenza made a motion to adopt the Rules and Regulations, seconded by Member Greco. Vote: Member Kranz-yes, Member Descenza-yes, Chairperson Conahan-yes, Member Sherr-yes, Member Greco-yes, Member Carnes-yes, Member
Dessino-yes, Member Woska- yes, Member Ryan-yes, Member Caruso-yes, Member Nicolay-yes. The motion was carried unanimously.

11. Approval of 2022 Meeting Schedule

Member Caruso made a motion to approve the 2022 Meeting Schedule, seconded by Member Sherr. Vote: Member Kranz-yes, Member Descenza-yes, Chairperson Conahan-yes, Member Sherr-yes, Member Greco-yes, Member Carnes-yes, Member Dessino-yes, Member Woska- yes, Member Ryan-yes, Member Caruso-yes, Member Nicolay-yes. The motion was carried unanimously.

12. Approval of Official Newspaper

Member Descenza made a motion to approve the Courier News as the official newspaper, seconded by Member Waska. Vote: Member Kranz-yes, Member Descenza-yes, Chairperson Conahan-yes, Member Sherr-yes, Member Greco-yes, Member Carnes-yes, Member Dessino-yes, Member Woska- yes, Member Ryan-yes, Member Caruso-yes, Member Nicolay-yes. The motion was carried unanimously.

13. Approval of Minutes

Member Nicolay made a motion to approve the December 22, 2021 meeting minutes, seconded by Member Kranz. Vote: Member Kranz-yes, Member Descenza-yes, Chairperson Conahan-yes, Member Sherr-yes, Member Greco-yes, Member Carnes-abstain, Member Dessino-yes, Member Woska- yes, Member Ryan-yes, Member Caruso-yes, Member Nicolay-yes. Motion passed.

14. Old Business

JLUB 2021-014
Lily Weiniger
507 Fairview Ave
Block 321 Lot 51

Memorialize Resolution

Member Caruso made a motion to approve the Resolution, seconded by Member Woska. Vote: Member Kranz-yes, Member Descenza-yes, Chairperson Conahan-yes, Member Sherr-yes, Member Greco-yes, Member Carnes-abstain, Member Dessino-abstain, Member Woska- yes, Member Ryan-no, Member Caruso-yes, Member Nicolay-yes. Motion passed.

15. Correspondence

A. NJ DEP-wetland General Permit Notification

No Action Required by the Board
B. Langan Engineering Wetland General Permit

No Action Required by the Board.

16. Board Comments

Chairperson Conahan announced the next meeting will be January 26, 2022.

The Board discussed having the Master Plan update completed by June 30th, acme closing, quiet title search in progress for Lincoln Statute, upcoming meeting having property maintenance update.

There being no further business Member Descenza made a motion to adjourn the meeting at 7:55pm, seconded by Member Ryan. Vote: All in favor. Meeting adjourned.

Respectfully submitted,

[Signature]

Karen Wick, Board Clerk