

**Joint Land Use Board**  
**1200 Mountain Ave., Middlesex, NJ 08846**  
**Minutes**  
**January 11,2023**

**1. Call to Order**

Chairperson Sherr called the meeting to order at 7:04 pm.

**2. Open Public Meeting Act Statement**

Chairperson Sherr read the Open Public Meeting Act Statement.

**3. Swearing in of New Members**

Mr. Michael Silbert 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]	JOE CARUSO DEC/2026 [PRESENT ]
ROBERT SHERR DEC/2026 [PRESENT]	PAUL WOSKA DEC/2023[PRESENT ]
TODD NICOLAY DEC/2023 [PRESENT] ALTERNATE 1	
SPENCER DURKIN DEC/2024 [PRESENT] ALTERNATE 2	

MAYOR JOHN MADDEN DEC/2023 [PRESENT] CLASS I MEMBER  
STEPHEN GRECO DEC/2023 [PRESENT] CLASS II MEMBER  
MICHAEL CONAHAN DEC/2023 [PRESENT] CLASS III MEMBER

ALSO PRESENT: BOARD ATTORNEY-MR. MICHAEL SILBERT  
ZONING OFFICER- MR. JOE COSTA

**5. Organization**

**A. Election of Joint Land Use Board Officers**

**1. Chairperson**

The Board Clerk asked for nominations to this position.

Member Descenza nominated Robert Sherr for Chairperson for the Joint Land Use Board, seconded by Member Greco.

The Board Clerk asked if there were any other nominations for this position, there being none closed the nomination. Vote: Member Descenza-yes, Member Woska-yes,

Member Ryan-yes, Member Sherr-yes, Member Kranz-yes, Member Caruso-yes, Member Conahan-yes, Mayor Madden-yes, Member Greco-yes, Member Nicolay-yes, Member Durkin-yes. The motion was carried unanimously.

Member Sherr was voted as Chairperson for the Joint Land Use Board for 2023.

## **2. Vice Chairperson**

Chairperson Sherr asked for nominations for this position.

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

Member Woska was voted Vice Chairperson for the Joint Land Use Board for 2023.

## **3. Secretary**

Chairperson Sherr asked for nominations for this position.

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

Member Descenza was voted as Secretary for the Joint Land Use Board for 2023.

## **6. Appointment of Board Attorney**

Member Woska, Member Greco 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 2023, seconded by Member Ryan. Vote: Member Descenza-yes, Member Woska-yes, Member Ryan-yes, Chairperson Sherr-yes, Member Kranz-yes, Member Caruso-yes, Member Conahan-

yes, Mayor Madden-yes, Member Greco-yes, Member Nicolay-yes, Member Durkin-yes. The motion was carried unanimously.

Bill Robertson of Difrancesco, Bateman, Coley, etc. were appointed as Joint Land Use Board Attorney for 2023.

## **7. Appointment of Board Engineer**

The subcommittee recommended Robert W Bucco Jr. of Colliers Engineering for Engineer for 2023.

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

Robert W Bucco, Jr. of Colliers Engineer was appointed as Joint Land Use Board Engineer for 2023.

## **8. Appointment of Board Planner**

The subcommittee recommended Paul Ricci of Ricci Planning for Planner for 2023.

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

Paul Ricci of Ricci Planning was appointed as Joint Land Use Board Planner for 2023.

## **9. Appointment of Land Use Board Clerk and Recording Secretary**

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

## **10. Appointment of the Board Clerk**

Member Greco made a motion to appoint Karen Wick as Joint Land Use Board Clerk seconded by Member Kranz. Vote: Member Descenza-yes, Member Woska-yes, Member Ryan-yes, Chairperson Sherr-yes, Member Kranz-yes, Member Caruso-yes,

Member Conahan-yes, Mayor Madden-yes, Member Greco-yes, Member Nicolay-yes, Member Durkin-yes. The motion was carried unanimously.

### **11. Adoption of Regulations**

Mayor Madden confirmed with the Attorney that the Class I and Class III Members would not be able to vote on use variance applications but would be able to vote on applications with bulk variances.

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

### **11. Approval of 2023 Meeting Schedule**

Board discussion of the dates, only one meeting will be scheduled in July.

Mayor Madden made a motion to approve the 2023 Meeting Schedule, seconded by Member Greco. Vote: Member Descenza-yes, Member Woska-yes, Member Ryan-yes, Chairperson Sherr-yes, Member Kranz-yes, Member Caruso-yes, Member Conahan-yes, Mayor Madden-yes, Member Greco-yes, Member Nicolay-yes, Member Durkin-yes. The motion was carried unanimously.

### **12. Approval of Official Newspaper**

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

### **13. Approval of Minutes**

Member Caruso made a motion to approve the December 14, 2022 meeting minutes, seconded by Member Greco. Vote: Member Descenza-yes, Member Woska-yes, Member Ryan-yes, Chairperson Sherr-abstain, Member Kranz-yes, Member Caruso-yes, Member Conahan-abstain, Mayor Madden-abstain, Member Greco-yes, Member Nicolay-yes, Member Durkin-yes. Motion passed.

### **14. Correspondence**

None.

### **15. Board Comments**

The Board complemented Mr. Silbert as being a good substitute for Mr. Robertson who had a conflict tonight.

Mr. Costa updated the Board on 172-176 Baekeland Ave., summons have been issued.

Chairperson Sherr opened the meeting to the public, there being no public, he closed the public portion of the meeting.

There being no further business Member Caruso made a motion to adjourn the meeting at 7:38pm, seconded by Member Greco. Vote. All in favor. Meeting adjourned.

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Joe Descenza, Secretary

*Karen Wick 1/25/23*  
Karen Wick, Board Clerk