

Joint Land Use Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
January 10,2024

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. 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/2027 [PRESENT]
JOSEPH DESCENZA DEC/2024[PRESENT]	JOE CARUSO DEC/2026 [PRESENT]
ROBERT SHERR DEC/2026 [PRESENT]	PAUL WOSKA DEC/2027[PRESENT]
TODD NICOLAY DEC/2025 [PRESENT] ALTERNATE 1	
SPENCER DURKIN DEC/2024 [PRESENT] ALTERNATE 2	

MAYOR REP- JOHN MADDEN DEC/2027 [PRESENT] CLASS I MEMBER
STEPHEN GRECO DEC/2024 [PRESENT] CLASS II MEMBER
ROBERT DESSINO DEC/2024 [PRESENT] CLASS III MEMBER

ALSO PRESENT: BOARD ATTORNEY-MR. BILL ROBERTSON
ZONING OFFICER- MR. TYLER GRONAU
BOROUGH ADMINISTRATOR- MR. MICHAEL LAPLACE

5. Organization

A. Election of Joint Land Use Board Officers

1. Chairperson

The Board Clerk asked for nominations to this position.

Member Woska nominated Robert Sherr for Chairperson for the Joint Land Use Board, seconded by Member Nicolay.

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 Kranz-yes, Member Caruso-yes, Member Dessino-yes, Member Madden-yes, Member Greco-yes, Member Sherr-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 2024.

2. Vice Chairperson

Chairperson Sherr asked for nominations for this position.

Member Descenza nominated Paul Woska for Vice Chairperson for the Joint Land Use Board, seconded by Member Caruso. Chairperson Sherr asked if there were any other nominations for this position, there being none closed the nominations. Vote: Member Descenza-yes, Member Woska-yes, Member Ryan-yes, Member Kranz-yes, Member Caruso-yes, Member Dessino-yes, Member Madden-yes, Member Greco-yes, Chairperson Sherr-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 2024.

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 Kranz. Chairperson Sherr asked if there were any other nominations for this position, there being none closed the nominations. Vote: Member Descenza-yes, Member Woska-yes, Member Ryan-yes, Member Kranz-yes, Member Caruso-yes, Member Dessino-yes, Member Madden-yes, Member Greco-yes, Chairperson Sherr-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 2024.

6. Appointment of Board Attorney

Member Woska, Member Ryan and Member Kranz had volunteered to review the RFP's.

The subcommittee stated that their recommendation is DiFrancesco, Bateman, Coley, Yospin, Kunzman, Davis, Lehrer & Flaum, P.C. which is our current attorney. The subcommittee 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 2024, seconded by Member Madden. Vote: Member Descenza-yes, Member Woska-yes, Member Ryan-yes, Member Kranz-yes, Member Caruso-yes, Member Dessino-yes, Member Madden-yes, Member Greco-yes, Member Sherr-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 2024.

7. Appointment of Board Engineer

The subcommittee recommended Joseph Venezia of Colliers Engineering for Engineer for 2024.

Member Greco made a motion to appoint Joe Venezia of Colliers Engineering, seconded by Member madden. Vote: Member Descenza-yes, Member Woska-yes, Member Ryan-yes, Member Kranz-yes, Member Caruso-yes, Member Dessino-yes, Member Madden-yes, Member Greco-yes, Member Sherr-yes, Member Nicolay-yes, Member Durkin-yes. The motion was carried unanimously.

Joseph Venezia of Colliers Engineer was appointed as Joint Land Use Board Engineer for 2024.

8. Appointment of Board Planner

The subcommittee recommended Paul Ricci of Ricci Planning for Planner for 2024.

Member Kranz made a motion to appoint Paul Ricci as Planner, seconded by Member Greco. Vote: Member Descenza-yes, Member Woska-yes, Member Ryan-yes, Member Kranz-yes, Member Caruso-yes, Member Dessino-yes, Member Madden-yes, Member Greco-yes, Member Sherr-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 2024.

9. Appointment of Land Use Board Clerk/Secretary and Recording Secretary

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

10. Adoption of Regulations

Member Caruso made a motion to adopt the Rules and Regulations, seconded by Member Madden. Vote: All in favor. Motion passed.

11. Approval of 2023 Meeting Schedule

Member Madden made a motion to approve the 2024 Meeting Schedule, seconded by Member Descenza. Vote: All in favor. Motion passed.

12. Approval of Official Newspapers

Member Greco made a motion to approve the Courier News or Star Ledger as the official newspapers, seconded by Member Kranz Vote: All in favor. Motion passed.

13. Approval of Minutes

Member Greco made a motion to approve the December 13,2023 meeting minutes, seconded by Member Madden Vote: All in favor. Motion passed.

14. Correspondence

None.

15. Public Comments

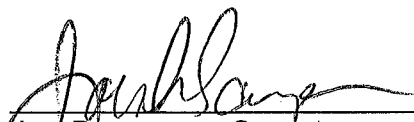
Chairperson Sherr opened the meeting to the public, there being no public he closed the public portion of the meeting

16. Board Comments

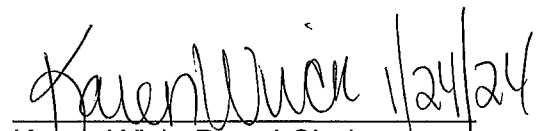
Member Descenza commented that there should be a fence around the construction on Warrentville Rd.

Board members asked Mr. Gronau about the McDonalds property, Lincoln Blvd property that had fire, property on corner of Hazelwood Ave and Raritan Ave-construction equipment on property.

There being no further business Member Descenza made a motion to adjourn the meeting at 7:28pm, seconded by Member Kranz. Vote. All in favor. Meeting adjourned.



Joe Descenza, Secretary



Karen Wick, Board Clerk