

**PLANNING BOARD
REORGANIZATION AND REGULAR MEETING
MINUTES**

JANUARY 25, 2022

**CALL TO
ORDER**

The Reorganization meeting was called to order at 6:52p.m.
Via ZOOM Teleconference Link:
<https://us02web.zoom.us/j/7373206419?pwd=STZFRIBTRUVqTFk5MEp5Y1BhV2c0QT09>
Meeting ID: 737 320 6419
Password: 922644

Adequate notice of this meeting, as required by the New Jersey Open Public Meetings Act, also known as the Sunshine Law, has been provided by an Annual Notice sent to the City's official newspaper NJ Star Ledger on January 8th, 2022 and posted on the bulletin board of the Municipal Complex, posted on the City website, and filed with the Clerk of the City.

FLAG SALUTE The Board will then salute the flag.

ROLL CALL On a call of the roll, the following Board Members and Officials should be present:

BOARD

Mr. Raymond Giacobbe, Mayor; or,
Mr. Eric Miles, Mayor's Designee
Mr. Jeremy Mojica, Commissioner
Mr. Frank Spallone, Commissioner
Mr. Robert Simon, Commissioner
Mr. Thomas O'Reilly, Commissioner
Mr. Alexander Shipley, Commissioner
Mr. William Cladek, 1st Alternate Commissioner
Mr. Christopher Brown, 2nd Alternate Commissioner
Mr. William Hering, Commissioner Vice Chairman
Mr. Jeffrey Robinson, Commissioner Chairman
Mr. Karl P. Kemm, Esq, Board Attorney
Ms. Jacqueline Dirmann, Board Engineer
Ms. Leigh Fleming, Board Planner
Mr. Steven Decker, Board Secretary

Absent from this meeting: Commissioner Cladek, Commissioner Spallone

SWEARING IN:

Board attorney Karl Kemm swore in the new and reappointed members of the board.

- Mr. Jeffrey Robinson
- Mr. William Hering
- Mr. Jeremy Mojica
- Mr. Eric Miles

REORGANIZATION MEETING:

A. Election of Chairman

Commissioner Hering made a motion to nominate Jeff Robinson as Chairman to the Planning Board. This motion was seconded by Commissioner Simon. Commissioner Robinson accepted the position as Chairman of the Planning Board.

Motion: Commissioner Hering Second: Commissioner Simon
Yes: Commissioners Miles, Mojica, Simon, O'Reilly, Shipley, Brown, Hering and Robinson
No: none
Abstain: none
Absent: Commissioner Spallone, Commissioner Cladek

B. Election of Vice Chairman

Commissioner Simon made a motion to nominate William Hering as Vice Chairman to the Planning Board. This motion was seconded by Commissioner Shipley. Commissioner Hering accepted the position as Vice Chairman of the Planning Board.

Motion: Commissioner Simon Second: Commissioner Shipley
Yes: Commissioners Miles, Mojica, Simon, O'Reilly, Shipley, Brown, Hering and Robinson
No: none
Abstain: none
Absent: Commissioner Spallone, Commissioner Cladek

C. Election of Secretary

Commissioner Hering made a motion to nominate Steven Decker as Secretary to the Planning Board. This motion was seconded by Commissioner Simon. Steven Decker accepted the position as Secretary of the Planning Board.

Motion: Commissioner Hering Second: Commissioner Simon
Yes: Commissioners Miles, Mojica, Simon, O'Reilly, Shipley, Brown, Hering and Robinson
No: none
Abstain: none
Absent: Commissioner Spallone, Commissioner Cladek

OTHER BUSINESS:

- 1. Adoption of resolution awarding Professional Services to Colliers Engineering & Design, Inc, Jacqueline Dirmann
D. Appointment of Engineer**

- 2. Adoption of resolution awarding Professional Services to McManimon, Scotland & Baumann, LLC
E. Appointment of Board Attorney, Karl Kemm, Esq.**

- 3. Adoption of resolution awarding Professional Services to Heyer, Gruel & Associates, Leigh Fleming
F. Appointment of Planning Board Planner PP, AICP**

There was one resolution prepared for all three professionals referenced above. Motion was made by Commissioner Hering and seconded by Commissioner Simon.

Motion: Commissioner Hering Second: Commissioner Simon
Yes: Commissioners Miles, Mojica, Simon, O'Reilly, Shipley, Brown, Hering and Robinson
No: none
Abstain: none
Absent: Commissioner Spallone, Commissioner Cladek

- 4. Adoption of resolution approving the 2022 – 2023 Planning Board meeting calendar**

Motion was made by Commissioner Simon and seconded by Commissioner Hering.

Motion: Commissioner Simon Second: Commissioner Hering
Yes: Commissioners Miles, Mojica, Simon, O'Reilly, Shipley, Brown, Hering and Robinson
No: none
Abstain: none
Absent: Commissioner Spallone, Commissioner Cladek

- 5. Adoption of the Planning Board Rules and Regulations**

Motion was made by Commissioner Simon and seconded by Commissioner O'Reilly

Motion: Commissioner Simon Second: Commissioner O'Reilly
Yes: Commissioners Miles, Mojica, Simon, O'Reilly, Shipley, Brown, Hering and Robinson
No: none
Abstain: none
Absent: Commissioner Spallone, Commissioner Cladek

Reorganization meeting closed at 7:09pm

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REGULAR MEETING

Regular Meeting opened at 7:10pm

REGULAR MEETING:

Discussion:

Master Plan Review

There will be a special meeting on Tuesday February 8th to discuss new elements of the master plan.

Board Planner Leigh Fleming came on to discuss an overview of the master plan that will be on the February 8th meeting. She stated a new element was added to the master plan. The primary focus is the downtown. It reviews the existing conditions and includes recommendations. Some are policy related, and some impact zoning.

Board Attorney Karl Kemm explained that the meeting will be noticed. We will have to do a review of the plan to make sure it fits the master plan.

Chairman Robinson explained that it is a main job and responsibility of the Board to acknowledge any changes to the master plan.

Any necessary changes to the Planning Board meeting minutes of the November 23rd 2021 meeting shall be made and approved by action of the Commissioners.

Motion: Commissioner Simon Second: Commissioner Hering

Yes: Commissioners Simon, Shipley, Brown, and Robinson

No: none

Abstain: Commissioners Miles, Mojica, O'Reilly, and Hering

Absent: Commissioner Spallone, Commissioner Cladek

Vice Chairman Hering reported on the zoning board. He let everyone know that the Manhattan Elite Properties, Iva street application was carried to next meeting at the meetings request.

The meeting was opened to the public.

Chairman Robinson informed the public about the special meeting on February 8th.

ADJOURN: There being no further business; the meeting was adjourned at 7:26pm.