

Mr. Stuart Platt, Esquire, called the meeting to order and asked Mr. Senges to lead the pledge of allegiance for the flag salute. Mr. Platt stated the meeting was being held in compliance with the "Open Public Meeting Act" and had been duly noticed and published as required by law.

OATH OF OFFICE

Mr. Platt asked Mr. Willard, Ms. Tulman, Mr. Pannu to take the Oath of Office pledge. Mr. Platt swore in Mr. Willard and Mr. Pannu for their new 4-year terms; and Ms. Tulman as a new board member (Alternate #2) for the 2021 Zoning Board.

Mr. Platt congratulated Mr. Willard, Mr. Tulman, and Mr. Pannu.

ROLL CALL

Present: Mr. Cohen, Mr. Weil, Mr. Willard, Mr. Cupersmith, Mr. Senges, Mr. Pannu, Ms. Tulman

Absent: Mr. Daddario, Mr. Leoncio

Also Present: Mayor Mignogna, Ben Matlack, CME Engineer, Stella R. Sytnik, Board Secretary

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Mr. Platt started the meeting with nomination of the Secretary of the Zoning Board.

Nominations for and election of the Secretary to the Zoning Board.

Mr. Senges motioned to nominate Ms. Sytnik as Secretary to the Board; seconded by Mr. Willard.

Motion carried by the assenting voice vote by all board members.

Mr. Platt congratulated Ms. Sytnik and welcomed her back to the Board.

Nominations for and election of the Chairman to the Zoning Board.

Mr. Cupersmith motioned to nominate Mr. Senges as Chairman; seconded by Mr. Cohen.

Motion carried by the assenting voice vote by all board members.

Mr. Platt congratulated Mr. Senges and asked him to take the floor as a Chairman. Mr. Senges made the following nominations.

Nominations for and election of the Vice-Chairman to the Zoning Board.

Mr. Senges motioned to nominate Mr. Cupersmith as Vice-Chairman; seconded by Mr. Weil.

Motion carried by the assenting voice vote by all board members.

Nominations for and election of the Solicitor to the Zoning Board.

Mr. Willard motioned to nominate Mr. Platt, Esquire, of Platt & Riso, P.C., as Solicitor for the Board; seconded by Mr. Weil.

Motion carried by the assenting voice vote by all board members.

Mr. Platt commented it was an honor to be back and serve the Board.

Nominations for and election of the Engineer to the Zoning Board.

Mr. Weil motioned to nominate Mr. Matlack, PE, of CME Associates, as Engineer for the Board; seconded by Mr. Willard.

Motion carried by the assenting voice vote by all board members.

Establishing the schedule for the regular monthly meetings of the Zoning Board of

Adjustment. Second and Fourth Thursday of each month except where the date has a conflict with a holiday or where a Special Meeting is scheduled.

Motion carried by the assenting voice vote of all board members present.

Confirming the official newspaper for advertising public notices as the Courier Post.

Motion carried by the assenting voice vote of all board members present.

Adoption of the Zoning Board Rules of Organization for 2021. Mr. Weil motioned to adopt Zoning Board Rules of Organization for 2021 seconded by Mr. Willard.

Motion carried by the assenting voice vote by all board members.

Adoption of the Policies and Procedures for the Zoning Board of Adjustment. Mr. Weil motioned to adopt Zoning Board Rules of Organization for 2021 seconded by Mr. Willard.

Motion carried by the assenting voice vote by all board members.

Establishment of a Completeness Review Committee. Mr. Weil motioned to appoint the Board Solicitor, the Board Engineer, and the Board Secretary as the Completeness Review Committee; seconded Mr. Willard.

Motion carried by the assenting voice vote of all board members present.

Establishment of a Development Review Committee. Mr. Willard motioned to appoint the Zoning Officer, Board Solicitor, Board Engineer, Board Chairman, Board Vice-Chairman and Board Member (Mr. Weil) as the Completeness Review Committee; seconded by Mr. Cupersmith.

Motion carried by the assenting voice vote of all board members present.

Mr. Platt swore in Mr. Matlack, CME Associates, 1460 Route 9 South, Howell, NJ 07731 as Zoning Board Engineer for the year 2021. Mr. Matlack confirmed his license in Engineering is in good standing and thanked the Board for their vote. Mr. Platt welcomed Mr. Matlack back.

MINUTES FOR APPROVAL

Mr. Weil made a motion to approve the Minutes from December 17, 2020 seconded by Mr. Willard; none (0) against.

RESOLUTIONS FOR APPROVAL

Mr. Weil motioned to approve Resolution ZC2020-029 Jennifer and Eric Blumberg - Shed at 6 Antietam Road; seconded by Mr. Willard; none (0) against.

Mr. Weil motioned to approve Resolution ZC2020-018 Tracy Elwell - Inground Pool at 3 Tulane Avenue; seconded by Mr. Willard; none (0) against.

Mr. Cupersmith asked about volume and nature of 2021 applications.

Mr. Senges provided synopsis of 2021 hearings schedule. Due to Covid-19 resulting in several past meetings cancellation, the Board accumulated a large number of backlogged residential bulk variance applications such as pools, sheds, fences, generators. All of those are currently on the 2021 schedule. Major commercial applications, such as Wawa's, Dunkin Donuts are being scheduled starting in the month of April as per the applicants' request for extension. The Zoning Board has a full schedule until the month of May.

Seeing no other questions or comments from the Board, Mr. Senges thanked the Mayor and the Township officials for their continued support and coordinated efforts during a very challenging year. The Chairman expressed gratitude to the Board Members and professionals for their

commitment to the township and residents. He welcomed Ms. Tulman and assured this Board will continue to serve public with integrity and professionalism. Mr. Senges noted he is very proud to carry out the role of the Chairman of this Board.

Mayor Mignogna joined the meeting. He welcomed and wished well to Ms. Tulman and congratulated all those re-elected in today's meeting. On behalf of the entire Township Committee, the Mayor thanked the Board members and professionals for their continued dedication and hard work. He acknowledged the Board members for their sacrifice in offering their most precious asset, time, during a very challenging year. The Mayor commented everyone stepped up to the plate and helped the Township Committee to continue to provide services and have meetings seamlessly under dire circumstances. He wished everyone a safe and happy New Year.

Mr. Senges opened the floor to the public. Hearing no comments from the public and seeing no further business Mr. Cohen made a motion to adjourn, seconded by Mr. Weil.

Stella R. Sytnik
Zoning Board Secretary