Regular meeting of the Planning Board of the Borough of Victory Gardens held on Wednesday, November 19, 2014.

Chairman, John Cegelka, called the meeting to order and declared a quorum present.
Meeting started at 7:00 P.M.

Pledge of Allegiance to the Flag of our Country.

This meeting has been advertised in one newspaper, The Daily Record, in compliance with the New Jersey Open Meeting Act.

IN ATTENDANCE:	Mayor Dave Holeman	Jim Glass	Diane Feola
	John Cegelka	Ken Diehl	Jim Janone
	Valerie Williams		

Attorney:	Ann Marie Rizzuto
Engineer:	Leon Hall
Planner:	Dave Zimmerman

ABSENT: Avis Byfield Barrie Palumbo

APPLICATIONS: 2014-01: JMS of NJ, LLC, 85 Franklin Road, and Unit 8B Block 1 Lot 1.15
Waiver of Site Plan/Ownership Change

Ann Marie Rizzuto, attorney for the Planning Board sworn in Philip Cerasoli, Owner of JMS of NJ, LLC

Philip Cerasoli said he is in the process of purchasing Unit 8B at 85 Franklin Road.

Philip Cerasoli gave a presentation to the Board on his business that is to be located at 85 Franklin Road, Unit 8B. He said they are a medical supplier to a number of different businesses. This location will be used as a warehouse with an area that will house an office as well. Attorney, Ann Marie Rizzuto said what is being planned falls under the permitted use. No site plan needed because there will be no changes made to physical aspect of building or parking area. No tractor trailers will be making deliveries, main transport will be UPS.

No exhibits presented.

Jim Glass made the motion to waiver the site plan at 85 Franklin Road, Unit 8B.
Mayor Dave Holeman seconded the motion.
Approved on roll call:

Mayor Dave Holeman	Yes
Jim Glass	Yes
Diane Feola	Yes
John Cegelka	Yes
Avis Byfield	Absent
Ken Diehl	Yes
Jim Janone	Yes
Valerie Williams	Abstain
Barrie Palumbo	Absent

OLD BUSINESS: a. Recording Secretary – Brenda Kersey. The Board received her interest and resume for the opening of recording secretary. There was a short discussion about her references, her and her past work experience. It was discussed that the pay was $90 per set of minutes that are typed.

Jim Glass made the motion to give the job of recording secretary to Brenda Kersey. Diane Feola seconded the motion.
Approved on roll call:

Mayor Dave Holeman	Yes
Jim Glass	Yes
Diane Feola	Yes
John Cegelka	Yes

Valerie Williams made a motion to allow Brenda Kersey to attend school to become familiar with what the Planning Board does. Ken Diehl seconded it.
Roll call:

Mayor Dave Holeman	No
Jim Glass	No
Diane Feola	No
John Cegelka	No
Avis Byfield	Absent
Ken Diehl	Yes
Jim Janone	No
Valerie Williams	Yes
Barrie Palumbo	Absent

Motion did not pass.

NEW BUSINESS: Jim Janone had a question about Leon Hall's bills. There was a discussion about the charges and a discrepancy in what he was charging the Board when comparing them. Leon said he will look into the bills.

Valerie Williams questioned on her appointment status to the Board. The question is how an alternate member would move on to a permanent member position. The attorney put a stop to the discussion by stating that this is not something that should be discussed in an open public meeting format.

Motion to open meeting to the public was made by Jim Janone and seconded by Ken Diehl.
Public had no questions or comment.

Motion to close meeting to the public was made by John Cegelka and seconded by Ken Diehl.

There was a discussion on if meetings are necessary to just approve minutes and what professionals should be present.

Motion to adjourn meeting by board member Ken Diehl and seconded by Diane Feola.

Respectfully submitted by Barrie Palumbo, Planning Board Secretary
Typed by Deborah Devery, Recording Secretary 8/2015