

Regular meeting of the Planning Board of the Borough of Victory Gardens held on Wednesday, September 17, 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:	Diane Feola	John Cegelka	Ken Diehl
	Jim Janone	Valerie Williams	Barrie Palumbo

Attorney:	Eric Bernstein
Planner:	Dave Zimmerman

ABSENT:	Mayor Dave Holeman	Jim Glass	Avis Byfield
	Engineer: Leon Hall		

MINUTES: Revised minutes from May 21, 2014 discussed. Jim Janone pointed out that Jim Glass' name was misspelled a number of times and would like that corrected. He also questioned wasn't it previously discussed we note which professionals were in attendance for meetings and should be on record as well. He would like this information typed into the minutes going forward.

Jim Janone made the motion to approve the revised minutes of the May 21, 2014 meeting with the amendments of Jim Glass' name being spelled corrected and the professionals present. Ken Diehl seconded it.

Approved on roll call:

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

The motion to accept the minutes from May 21, 2014, Planning Board Meeting was approved with 5 yes' and 1 no.

Executive minutes; May 21, 2014. Jim Janone made the motion to accept the Executive session meeting minutes on May 21, 2014. John Cegelka seconded it.

Approved on roll call:

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

The motion to accept the Executive session meeting minutes from May 21, 2014 was approved with 5 yes' and 1 no.

There was discussion on if Executive minutes can become public. The attorney explained how, what and when they can become public. The attorney Executive session minutes do not become public by mere approval they become public if they meet the criteria set forth under the law and personnel matters are not disclosed.

APPLICATIONS: None

CORRESPONDENCES: Regarding the outstanding payment of \$100 for the class that Hector Lorenzo took without prior approval. Letter dated August 27, 2014 from Eric M. Bernstein & Associates. Barrie Palumbo handed out a follow up letter from Phil Feintuch's office. This letter was received after the agenda was typed up. This letter is relative to Eric Bernstein's letter. There was discussion on these two letters, the letters were regarding if the Board should make Hector Lorenzo reimburse the town the \$100 for the class he missed. Mr. Janone said he was at the council meeting where Mr. Feintuch said it would cost more to recoup the \$100 than it is worth and that was all that was said on that and that they would not persue it. There was an additional comment that was not audible. There was nothing else said regarding these letters.

Letter from Leslie Schack. John Cegelka and Jim Janone very unhappy with what was written. Jim Janone questioned as to why this letter was given to the Mayor and Council and read publicly? There is no date on the letter so according to the Attorney the letter will be dated with the receipt date of September 8, 2014, the date it was received at the Municipal office. Leslie Schack is paid up to date for all minutes she had typed. The Board will accept this as a letter of resignation. Ken Diehl made the motion to accept the letter of correspondence and resignation of Leslie Schack. Jim Janone seconded it.

Approved on roll call:

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

The motion to accept the letter of resignation from Leslie Schack was approved with 5 yes' and no one voting no.

BILLS: Eric Bernstein & Associates \$408. Jim has a question about a reference to "ordinances" on the bill. These were the "ordinances" that were discussed in a previous planning board meeting. More discussion on and clarification from Eric Bernstein on this. A motion to accept the bill and pay the bill was made by Ken Diehl. Jim Janone seconded it.

Approved on roll call:

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

The motion to accept the bill of \$408 from Eric Bernstein & Associates was approved with 6 yes' and no no's.

OLD BUSINESS: Budget regarding Ordinance review. Barrie corresponded with the professionals regarding this ordinance review and asked them to give presentations to the board regarding what it will cost the board for them to look at these ordinances.

Barrie Palumbo had a copy of the budget and wanted to discuss this first. Discussion was made on what was spent already and how much was left. This budget review was received from the CFO.

Dave Zimmerman- Borough Planner is looking for and understanding what the Boards views and objectives are with the review of the ordinances? He handed out copies of some zoning ordinances and asked them to take a look at it. There was discussion on what they received. He read through more of the ordinances. Jim Janone wanted to know if the board needed to ask for suggestions from the planner and or attorney. Or if the Board gave their input and have them give feedback? Mr. Zimmerman said usually the planner is usually the lead person who would write an ordinance or make and recommend an amendment to an ordinance, modify an ordinance, whatever the case may be and then the draft would be forwarded to the engineer and attorney. It would then go before the Land Use Board for discussion. And recommendation to the governing board for adoption or whatever your pleasure might be. Mr. Zimmerman is looking for what the Board is looking for him to do so he can come up with a budget plan. There was discussion on clarifying accessory structures. The concern is homes that have two front yards and or corner lots.

The discussion then move to size limits of accessory structures and what kind of material is permissible to be underneath them, also if membrane structures should be permissible.

Dave Zimmerman asked if the Board would be interested in some draft ideas of sheds concerning regulations with regards to where on the property they can be, how tall and how big they can be. Some members of the board agreed to this.

Dave Zimmerman- Borough Planner stated it would cost approximately \$1,000 for draft and extra costs for meeting and revisions. He re-stated that this is only for the accessory use issue and the mobile home trailer issue. Anything above and beyond that will be more.

It was discussed that this is going to be planned for next year and the board is just getting an idea of how much money will be needed when creating the budget for next year.

Leon Hall-Borough Engineer stated it would cost approximately \$500 for draft and extra costs for meetings and revisions.

Eric Bernstein stated it would cost approximately \$1000 to \$2000 for draft and extra costs for meetings and revisions.

There was discussion about the Master Plan, the re- examination and working on that. Eric Bernstein said that the Mayor and Council should be informed about this. He said you can embark on this next year and adopt it in 2016. There was discussion on what this will cost.

Discussion on how much the Board should put in for next year’s budget. The figure decided was \$10,000. There was discussion on writing a letter to the Mayor and Council and requesting this amount for next year.

Jim Janone made the motion to have accepted what Eric Bernstein wrote up and authorizes the Board Secretary to type it up and send it to the Mayor and Council. John Cegelka seconded it.

Approved on roll call:

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

The motion to accept that Eric Bernstein write up a proposed budget of \$10,000 and authorize the Board Secretary to type it up and send it to the Mayor and Council was approved with 6 yes’ and no no’s.

NEXT ORDER OF BUSINESS: RECORDING SECRETARY REPLACEMENT

The resume of Theresa Mendoza was received. Barrie Palumbo will call her and ask her if she is still interested at \$90 a meeting. John Cegelka made the motion for Barrie to do this and she can hire her on the spot. Then Barrie will notify board members of result. Jim Janone seconded this.

Approved on roll call:

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

The motion to allow Barrie Palumbo to call Theresa Mendoza and ask her if she is still interested in the recording secretary replacement position was approved with 5 yes’ and 1 no.

Plan B on the recording secretary if Theresa Mendoza does not accept position.

There was discussion on how and where to advertise this position and how much should be spent on this. The Daily Record and Neighborhood News were chosen to advertise it.

Valerie Williams made the motion that Barrie is authorized to advertisement for this position if Theresa Mendoza does not accept the position. Jim Janone seconded it.

Approved on roll call:

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

The motion to allow Barrie Palumbo to advertise the position of recording secretary if Theresa Mendoza does not accept position was approved with 6 yes' and no no's.

Motioned to open the meeting to the public by board member Jim Janone, and seconded by Ken Diehl. None opposed.

Public had no questions or comment.

Motioned to close the meeting to the public by board member Jim Janone, and seconded by Ken Diehl. None opposed.

Motioned to adjourn meeting by board member Valerie Williams, and seconded by Barrie Palumbo. None opposed.

Respectfully submitted by Barrie Palumbo

Typed by Deborah Devery, Recording Secretary, 6/2015, 10/2015, 11/2015

