**LAND USE MINUTES**

**REORGANIZATION  
JANUARY 6, 2022**

**Chairman Duffy** opened the meeting at 7:00 pm stating this meeting is being held in accordance with the Open Public Meetings Act, by posting the notice to the Express Times and Star Ledger and providing the same to the Town Clerk.

It is the policy of the Town of Phillipsburg Planning Board not to hear cases after 10:00 pm and no new witnesses after 10:30.

**Roll Call:** Mr. Bengivenga, Mr. Duffy, Mr. Hanisak, Mr. Penrose, Mayor Tersigni, Mr. Turnbull, Mr. Zwicker, Mr. Austin, Mr. Rooney were all present. Mr. Brotzman Absent

**Nomination of Chairman:** Mayor Tersigni nominated William Duffy for Chairman.

Second by Mr. Zwicker. Mr. Duffy accepted the nomination. All Members were YES, and Mr. Duffy was elected as Chairman Mr. Brotzman Absent

**Nomination for Vice Chairman:** Mr. Penrose nominated Keith Zwicker for Vice Chairman and Mr. Turnbull second. Mr. Zwicker accepted the nomination. All Members were YES, and Mr. Zwicker was elected Vice Chairman. Mr. Brotzman Absent

**Appointment of Board Secretary (Member):** Mayor Tersigni nominated Kelly Lefler second by Mr. Penrose. All members were YES. Mr. Brotzman absent

**Appointment of Recording Secretary:** Mayor Tersigni nominated Kelly Lefler and Mr. Penrose second. All members were YES. Mr. Brotzman absent

**Appointment for Professional Planner:** John Penrose nominated Angela Knowles from VanCleef and Mr. Zwicker second. All members were YES. Mr. Brotzman absent

**Appointment of Board Attorney:** Mayor Tersigni nominated Scott Wilhelm second be Mr. Penrose. All members were YES. Mr. Brotzman absent

**Appointment of Land Use Engineer:** Mr. Penrose nominated VanCleef Engineering second by Mr. Zwicker. All members were YES. Mr. Brotzman absent

**Adoption of Meetings and Dates:** Motion Mayor Tersigni Second by Mr. Hanisak. All members were YES. Mr. Brotzman absent

**Official Newspaper Express Times/ The Star Ledger:** Motion by Mr. Rooney second by Mr. Zwicker All members were YES Mr. Brotzman absent

**Adoption of Robert rules of order Parliamentary Procedures:** Motion made by Mr. Rooney second by Mr. Hanisak. All members were YES. Mr. Brotzman was absent

**Resolution 2022-1:** Adopting Emergency Remote Meeting Protocols, Procedures, and requirements for Public Participation at Remote Meetings. Motion made by Mr. Zwicker second by Mr. Penrose. All members were YES. Mr. Brotzman absent.

**Approval of Minutes:** 12/16/21 & 12/20/21- Motion made by Mr. Zwicker second by Mr. Austin All members were YES. Mr. Brotzman absent

Quorum established for Peron Construction 170 Howard Street hearing; Mr. Hanisak, Mr. Penrose, Mr. Turnbull, Mr. Zwicker and Alternate #1 Mr. Austin was needed to make 5 for a quorum.

**Reaffirm Completeness for Peron Construction 170 Howard Street Block 2101 Lot 4:** Yes were Mr. Hanisak, Mr. Penrose, Mr. Turnbull, Mr. Zwicker, Mr. Austin

**Hearings:** Peron Construction 170 Howard Street Block 2101 Lot 4:

These are now included as part of the record:

1. A-1: Curriculum Vitae of Bradley A. Bohler, P.E.
2. A-2: Curriculum Vitae of Oliver H. Franklin, Jr., RA.
3. A-3: Curriculum Vitae of John McDonough, PP.
4. A-4: Curriculum Vitae of John R. Wichner, P.E.
5. A-5: Aerial Exhibit, page 1.
6. A-6: proposed rendering “Overall Site Plan Layout” C-301.
7. A-7: view corridor map.
8. A-8: view #1.
9. A-9: view #2.
10. A-10: view #3.
11. A-11: building floor plan, dated June 8, 2021.
12. A-12: architectural sheet A-2 depicting north and east elevations.
13. A-13: architectural sheet A-3 depicting further elevations.
14. A-14: architectural “eye level view;”
15. A-15: truck circulation exhibit “C” from Bohler engineering sheet 3.
16. A-16: October 27, 2021, aerial drone views – 3 photographs.

Expert witnesses talked about the project were Bradley Bohler, P.E. Engineer, Oliver Franklin, Jr. RA

Registered Architect, John McDonough, PP Professional Planner, John Wichner Traffic Engineer.

**Correspondence:** NONE

**New Business:** NONE

**Old Business:** None

**Public Comment:** Time did not allow for public comment on Peron but will be carried without notice on January 27, 2022. Robin Coe, Aaron Coleman, David Morsette, Mary Jo Harris, James Flynn, Mr. Benz, James Belske, Theresa Chapman and Frank McVey had public comments.

**Executive Session:** NONE

**Adjournment:** Motion made by John Turnbull second by Mr. Zwicker All members were YES. Mr. Brotzman absent.

Submitted By: Kelly Lefler, Land Use Secretary