

**LAND USE MINUTES  
SEPTEMBER 23, 2021**

Chairman Duffy called to order the announcement of Proper Notice and Board Policy followed by Flag Salute.

ATTENDANCE: Chairman Duffy, Vice Chairman Zwicker, Mr. Bengivenga, Mr. Brotzman, Council Vice President Fulper, Mr. Hanisak, Mr. Penrose, Mayor Tersigni, Mr. Turnbull, Mr. Rooney

Resolutions: NONE

**Completeness:** Eptam Precision Molding 65 Howard Street Block 2101 Lot 4: Daniel Davies was sworn in as Engineer on Record for Eptam Molding. Mr. Davies Qualifications introduced as exhibit A-1. Temporary and Permanent Waivers were voted on and passed with 9 YEAS and NO NAYS. Completeness was voted on with 9 YEAS and no NAYS. Will be carried over to the next meeting on October 28, 2021, with no further notice required.

**Completeness:** Peron Construction 170 Howard Street Block 2102 Lot 2&11: Bradford Bohler was sworn in as Professional for Peron Construction LLC. Mr. Bohler Qualifications introduced as exhibit A-1. Temporary and Permanent Waivers were voted on and there were 6 YEAS and no NAYS. 3 Board Members recusing themselves which include: Mr. Bengivenga, Mayor Tersigni and Chairman Bill Duffy. Completeness was voted on with 6 YEAS and no NAYS. 3 Board Members recused themselves which included: Mr. Bengivenga, Mayor Tersigni and Chairman Bill Duffy. Will be carried over to the next meeting on October 28, 2021, with no further notice required.

**PUBLIC HEARING:** Eptam Precision Molding 65 Howard Street Block 2101 Lot 4 and Peron Construction LLC will be carried over to the October 28, 2021, meeting with no further notice needed.

**CORRESPONDENCE:** Letter of intent from Regan Group of their vision plan for 150 Flemington Drive Block 1803 Lot 1. The Group made a presentation at the July 7, 2021, Council meeting. Council sent to Land Use Board for recommendation of redevelopment study. Board voted 6 YEAS no NAYS 2 Recuse which include: Mayor Tersigni and Council Vice President Fulper. Mr. Bengivenga Absent.

**NEW BUSINESS:** Bridge Point Building Number 3, 1000 Rand Blvd Block 3401 Lot 8. A presentation by Abco Systems regarding storage which is consistent with the approvals previously granted. They would like to install a PICK Module for easier access to merchandise. Vote was taken with 8 YEAS 0 NAYS and Mr. Bengivenga absent.

**OLD BUSINESS:** NONE

**MINUTES:** Minutes from 8/26/21 were presented and voted on. 6 YEAS no NAYS Mr. Hanisak and Council Vice President Abstain and Mr. Bengivenga was absent.

**PUBLIC COMMENT:** Mr. Morrisette 5 Fairview Heights Phillipsburg. He had concerns about conflict of interest on the Peron Construction Matter.

**EXECUTIVE SESSION:** No Action was Taken

Chairman Duffy congratulated Attorney Wilhelm on becoming the President of the Hunterdon County Bar Association.

**Adjournment:** Voted 8 YEAS No NAYS Mr. Bengivenga absent.

Kelly A. Lefler  
Land Use Secretary

