



Borough of Dunellen
Planning Board
Meeting Minutes

January 24, 2022
REORGANIZATION MEETING

Call to Order & Statement of Compliance

Chairman Dornbierer called the meeting to order at 7:02 PM and read the Statement of Compliance adopted by the board in January 2021.

Roll Call

Present: Tom D'Amico, Adam Gordon, Theresa Ratner, Barbara Seif, Erik Walker, Christopher Brillante (Alternate #2), Robert Krause (Alternate #1), Councilwoman Rios, Mayor Cilento, Chairman Roger Dornbierer

Absent: Michael Mullin

Chairman Dornbierer turned meeting over to Mr. Michael Collins, Esq. Mr. Collins swore in new members Erik Walker and Christopher Brillante.

Board Officers

Mr. Collins opened the floor for nominations of board Chair.

Thomas D'Amico nominated Roger Dornbierer. Theresa Ratner seconded. No other candidates were nominated. Mr. Dornbierer accepted the nomination. All present members voted Yes. Mr. Dornbierer abstained.

Michael Collins turned meeting over to Chairman Dornbierer who opened the floor for nominations of Vice-Chair. Barbara Seif nominated Adam Gordon. Theresa Ratner seconded. No other candidates were nominated. Mr. Gordon accepted the nomination. All present members voted Yes. Mr. Gordon abstained.

Chairman Dornbierer explained that Lauren Staats is the current Board Secretary and is paid as a borough employee. Mr. Collins recommended a nomination and vote still be taken. Chairman Dornbierer nominated Lauren Staats. Barbara Seif seconded. All present members voted Yes with no abstentions.

Chairman Dornbierer explained the role of Recording Secretary is available and recommended members to submit candidates for consideration. Chairman Dornbierer will coordinate minutes until such replacement is named.

Board Attorney

Chairman Dornbierer made the recommendation Mr. Michael L. Collins Esq. of King, Moench, Hirniak & Collins LLP be retained for legal services. Floor was opened for any nominations. Barbara Seif nominated Mr. Collins. Mayor Cilento seconded.

Vote was taken on resolution awarding professional services contract to King, Moench, & Collins LLP and appointing Michael L. Collins, Esq. as Planning Board Attorney. All present members voted Yes with no abstentions.

Board Engineer

Chairman Dornbierer made the recommendation Mr. Lou Ploskonka of CME Associates be retained engineering services. Floor was opened for any nominations. Thomas D'Amico nominated Mr. Ploskonka and CME Associates. Theresa Ratner seconded.

Vote was taken on resolution awarding professional services contract to CME Associates and appointing Mr. Louis J. Ploskonka, PE, as Planning Board Engineer. All present members voted Yes with no abstentions.

Board Planner

Chairman Dornbierer made the recommendation Mr. Gabriel Bailor, PP, AICP of DMR Architects be retained for planning services. Floor was opened for any nominations. Mayor Cilento nominated Mr. Bailer. Barbara Seif seconded.

Vote was taken on resolution awarding professional services contract to DMR Architects and appointing Mr. Gabriel Bailer, PP, AICP as Planning Board Planner. All present members voted Yes with no abstentions.

2022 Meeting Calendar

Chairman Dornbierer presented the proposed meeting dates for 2022 to the board. All meeting will start at 7:00 PM and be conducted via Zoom until onsite meetings resume. Proposed dates were:

FEBRUARY 28	AUGUST 22
MARCH 28	SEPTEMBER 26
APRIL 25	OCTOBER 24
MAY 23	NOVEMBER 28
JUNE 27	DECEMBER 28 (WEDNESDAY)
JULY 25	JANUARY 23, 2023 (Reorganization Meeting)

Motion to accept made by Theresa Ratner. Seconded by Barbara Seif. All present members voted Yes with no abstentions.

Chairman Dornbierer welcomed new members Walker and Brillante. State mandatory training for uncertified members will be announced in the near future.

The Chair reviewed that the Dropbox Administration folder contained the board's Rules and Regulations as well as the Guide to NJ Planning & Zoning Boards and recommended new members review and existing members refresh.

Chairman Dornbierer opened the floor for Board Member comments. There were none.

Floor was opened for Public Comments. There were none.

Theresa Ratner made a motion to adjourn. Thomas D'Amico seconded. All present members voted Yes with no abstentions. Meeting ended at 7:32 PM.

Minutes Approved: March 28, 2022

Roger Dornbierer

[Roger Dornbierer \(Mar 29, 2022 10:36 EDT\)](#)

Roger Dornbierer, Chair

Lauren Staats

[Lauren Staats \(Mar 29, 2022 09:16 EDT\)](#)

Lauren Staats, Board Secretary