

Borough of Dunellen
Planning Board
355 North Avenue, Dunellen, New Jersey 08812

Agenda
Planning Board Meeting
January 27, 2020

Call to Order:

Mr. Dornbierer called the reorganization meeting to order at 7:04 PM.

Statement of Compliance:

Mr. Dornbierer read the Statement of Compliance adopted by the board in January of 2019.

Roll Call:	Present	Absent
Ken Bayer	X	
Jason Cilento (Mayor)	X	
Tom D'Amico		X
Adam Gordon		X
Julie Grof (Alternate)	X	
Michael Mullin	X	
Theresa Ratner	X	
Barbara Seif	X	
Chairman- Roger Dornbierer	X	

Reorganization:

Mr. Dornbierer announced the reorganization of the Board:
He opened up the meeting for the Chairperson nominations, and Ms. Seif nominated Mr. Dornbierer for Chairperson and Mr. Bayer seconded.

Vote to approve Mr. Dornbierer as Chairperson:

	YEA	NEY	ABSTAIN
Ken Bayer	X		
Jason Cilento (Mayor)	X		
Julie Grof (Alternate)	X		
Michael Mullin	X		
Theresa Ratner	X		
Barbara Seif	X		
Chairman- Roger Dornbierer			X

Nomination for Vice Chairperson was made by Mr. Dornbierer for Mr. Adam Gordon and was seconded by Ms. Seif.

Vote to approve Mr. Gordon as Vice Chairperson:

	YEA	NEY	ABSTAIN
Ken Bayer	X		
Jason Cilento (Mayor)	X		
Julie Grof (Alternate)	X		
Michael Mullin	X		
Theresa Ratner	X		
Barbara Seif	X		
Chairman- Roger Dornbierer	X		

Nomination for Secretary was made by Mr. Bayer for Mr. D'Amico and seconded by Mr. Cilento.

Vote to approve Mr. D'Amico as Secretary:

	YEA	NEY	ABSTAIN
Ken Bayer	X		
Jason Cilento (Mayor)	X		
Julie Grof (Alternate)	X		
Michael Mullin	X		
Theresa Ratner	X		
Barbara Seif	X		
Chairman- Roger Dornbierer	X		

Naming of Recording Secretary:

Recommendation to continue the contract with Ms. Gordon to be Recording Secretary was made by Ms. Seif and seconded by Mr. Bayer.

Vote to continue the contract with Ms. Gordon as Recording Secretary:

	YEA	NEY	ABSTAIN
Ken Bayer	X		
Jason Cilento (Mayor)	X		
Julie Grof (Alternate)	X		
Michael Mullin	X		
Theresa Ratner	X		
Barbara Seif	X		
Chairman- Roger Dornbierer	X		

Nomination for the Board Attorney was made by Mr. Cilento to use the services of Mr. Matthew Moench and was seconded by Ms. Ratner.

Vote to approve Mr. Moench as Attorney for the Board:

	YEA	NEY	ABSTAIN
Ken Bayer	X		
Jason Cilento (Mayor)	X		
Julie Grof (Alternate)	X		
Michael Mullin	X		
Theresa Ratner	X		
Barbara Seif	X		
Chairman- Roger Dornbierer	X		

Nomination for Engineering and Planning for the Board, Mr. Dornbierer recommended to continue the use of CME Associates and Mr. Ploskonka as the representative, Ms. Seif seconded the nomination.

Vote to approve the continued use of CME Associates for Engineering and Planning for the Board:

	YEA	NEY	ABSTAIN
Ken Bayer	X		
Jason Cilento (Mayor)	X		
Julie Grof (Alternate)	X		
Michael Mullin	X		
Theresa Ratner	X		
Barbara Seif	X		
Chairman- Roger Dornbierer	X		

Mr. Dornbierer presented the 2020 Meeting Schedule to the Board for vote.

Dates as follows:

February 24	/	August 24
March 23	/	September 28
April 27	/	October 26
May 11	/	November 23
June 22	/	December 28
July 27	/	January 25, 2021 (Reorganization Meeting)

Ms. Seif motioned for acceptance and Mr. Cilento seconded.

Vote to approve the 2020 Meeting Schedule:

	<u>YEA</u>	<u>NEY</u>	<u>ABSTAIN</u>
Ken Bayer	X		
Jason Cilento (Mayor)	X		
Julie Grof (Alternate)	X		
Michael Mullin	X		
Theresa Ratner	X		
Barbara Seif	X		
Chairman- Roger Dornbierer	X		

Approval of Minutes:

Mr. Dornbierer presented the August 26, 2019, October 28, 2019 and December 2, 2019 meeting minutes for approval:

Mr. Bayer motioned for the August minutes to be accepted and Mr. Dornbierer seconded the motion.

Ms. Seif motioned for the October minutes to be accepted and Mr. Bayer seconded the motion.

Mr. Bayer motioned for the December minutes to be accepted and Ms. Seif seconded the motion.

Vote to accept the meeting minutes of August, October and December; All with no amendments:

	<u>YEA</u>	<u>NEY</u>	<u>ABSTAIN</u>
Ken Bayer	X		
Jason Cilento (Mayor)			X
Julie Grof (Alternate)			X
Michael Mullin			X
Theresa Ratner			X
Barbara Seif	X (October & December)		X (August)
Chairman- Roger Dornbierer	X		

Old Business:

No old business to discuss

New Business:

Mr. Dornbierer welcomed all new members of the Board and had everyone introduce themselves with some information about themselves.

Mr. Dornbierer spoke about the committees which haven't been established as of yet. He suggested that everyone start looking at the Master Plan for review and changes of Board Rules and Regulations.

He also spoke about the Redevelopment Project that has gone on, which is by far the largest development we will ever see in town, we will be looking for redevelopment opportunities downtown, individual buildings and things like that.

The submissions are spotty, so we may go two or three months without meetings. Even if we don't have applications we may still have a meeting as a working session, so that we can go through rules and regulations and the Sign Ordinance will also be addressed.

New Members are required to have mandated training; it must be completed within the first year of serving.

A link was sent out to the members with the locations for training.

Mr. Dornbierer opened up for comments from the board.

Mr. Dornbierer spoke to Lauren Staats from the Clerks Office about ordering books for the Board members

Mr. Dornbierer asked for any other comments from the Board.

Ms. Grof asked about being sworn in as a Board Member.

Public Comments:

No public present

Swearing In of New Board Members:

Mr. Moench swore in Ms. Julie Grof and Mr. Michael Mullin as Board Members

Mr. Moench suggested that a vote to Re-affirm all votes taken by Board Members before being sworn in is affirmed.

Vote to affirm all votes taken before swearing in of the new members:

	YEA	NEY	ABSTAIN
Ken Bayer	X		
Jason Cilento (Mayor)	X		
Julie Grof (Alternate)	X		
Michael Mullin	X		
Theresa Ratner	X		
Barbara Seif	X		
Chairman- Roger Dornbierer	X		

Adjournment:

Ms. Seif made a motion to adjourn the meeting and Mr. Cilento seconded.
The meeting was adjourned at 7:35 PM.


Chairman2/24/2020
Date of Approval
Secretary