

**HOLMDEL TOWNSHIP  
PLANNING BOARD REORGANIZATION MINUTES**

Tuesday, **January 17, 2023**, at 7:00 p.m.

in the Courtroom at Town Hall, 4 Crawfords Corner Road, Holmdel, New Jersey

The meeting was called to order at 7:00 p.m. by Ms. Coscia, who then read the following statement: *“I hereby announce, in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-10 that adequate notice and electronic notice of this meeting has been transmitted on January 7<sup>th</sup> 2022 by the Secretary to the Asbury Park Press, Independent, The Two River Times, the Township Clerk, and has been posted on the bulletin board, on the main access door to Township Hall, and posted on the Township’s website ~ [www.holmdeltownship.com](http://www.holmdeltownship.com)*

**Roll Call**

Present: Mayor Luccarelli  
Mr. Ackerson  
Mr. Emma  
Mr. Fagan  
Ms. LaMountain  
Mr. Kastning  
Mr. King  
Ms. Ploussas, Chairperson  
Mr. Silberman, Vice Chairperson  
Ms. Polovina, Alternate #1  
Ms. O’Connor, Alternate #2

Absent: Mr. Aquilano, Mayor’s Designee

Also present: Ms. Lopez, Board Secretary/Administrative Officer  
Ms. Coscia, Office Manager

**Pledge of Allegiance**

**Moment of Silence to Honor Military Who Have Been Wounded or Killed in Action**

**Reorganization Agenda**

*The Board will not be taking any public questions/comments at this time*

1. **Swearing in of new Board Members**

**Oath of Office** Wes Fagan, Kim LaMountain, Mr. Silberman and Ms. Polovina

2. **Election of Officers for 2023**

▪ **Chairman**

**Motion** by Mr. Kastning seconded by Mr. Silberman to nominate Ms. Joyce Ploussas as Chairperson. Motion carried on the following roll call vote:

Affirmative: Mayor Luccarelli, Mr. Ackerson, Mr. Emma, Mr. Fagan, Ms. LaMountain, Mr. Kastning,  
Mr. King, Ms. Ploussas, Mr. Silberman

Negative: None

Not seated: Ms. Polovina, Ms. O’Connor

- **Vice Chairperson**

**Motion** by Mayor Luccarelli seconded by Ms. LaMountain to nominate Mr. Scott Silberman as Vice Chairperson. Motion carried on the following roll call vote:

Affirmative: Mayor Luccarelli, Mr. Ackerson, Mr. Emma, Mr. Fagan, Ms. LaMountain, Mr. Kastning, Mr. King, Ms. Ploussas, Mr. Silberman

Negative: None

Not seated: Ms. Polovina, Ms. O'Connor

3. **Executive Session**

**Motion** by Mr. Kastning seconded by Mayor Luccarelli to go into Executive Session at 7:07p.m. Motion carried on voice vote.

*At 7:15 p.m., public session resumed*

4. **Appointments for 2023**

- **Planning Board Recording Secretary**

**Motion** by Mr. Kastning seconded by Mr. Ackerson to appoint Courtney Lopez as Planning Board Recording Secretary. Motion carried on the following roll call vote:

Affirmative: Mayor Luccarelli, Mr. Ackerson, Mr. Emma, Mr. Fagan, Ms. LaMountain, Mr. Kastning, Mr. King, Ms. Ploussas, Mr. Silberman

Negative: None

Not seated: Ms. Polovina, Ms. O'Connor

- **Assistant Planning Board Secretary - Tabled**

- **Board Attorney**

**Motion** by Mr. Ackerson seconded by Mr. Emma to appoint Martin Pflieger, Esq., as Planning Board Attorney. Motion carried on the following roll call vote:

Affirmative: Mayor Luccarelli, Mr. Ackerson, Mr. Emma, Mr. Fagan, Ms. LaMountain, Mr. Kastning, Mr. King, Ms. Ploussas, Mr. Silberman

Negative: None

Not seated: Ms. Polovina, Ms. O'Connor

- **Special Consulting Attorney – no appointment made at this time**

- **Board Engineer**

**Motion** by Mr. Kastning seconded by Mr. Emma to appoint Robert Mullin, PE, PP, CME, CPWM from Colliers Engineering as Planning Board Engineer. Motion carried on the following roll call vote:

Affirmative: Mayor Luccarelli, Mr. Ackerson, Mr. Emma, Mr. Fagan, Ms. LaMountain, Mr. Kastning, Mr. King, Ms. Ploussas, Mr. Silberman

Negative: None

Not seated: Ms. Polovina, Ms. O'Connor

- **Special Consulting Engineer – no appointment made at this time**

- **Board Planner**

**Motion** by Mr. King seconded by Mr. Emma to appoint Kate Keller, PP, AICP of the firm Phillips Preiss as Planning Board Planner. Motion carried on the following roll call vote:

Affirmative: Mayor Luccarelli, Mr. Ackerson, Mr. Emma, Mr. Fagan, Ms. LaMountain, Mr. Kastning, Mr. King, Ms. Ploussas, Mr. Silberman

Negative: None

Not seated: Ms. Polovina, Ms. O'Connor

- **Special Consulting Planner** – *no appointment made at this time*

5. **Resolutions**

- Providing for “Annual Notice” of Meetings Pursuant to Section 13 of the Open Public Meetings Act  
**Motion** by Ms. LaMountain seconded by Mr. Kastning to approve the meeting dates in the Annual Notice with changes, removing the November 7<sup>th</sup> meeting. Motion carried on the following roll call vote:

Affirmative: Mayor Luccarelli, Mr. Ackerson, Mr. Emma, Mr. Fagan, Ms. LaMountain, Mr. Kastning, Mr. King, Ms. Ploussas, Mr. Silberman

Negative: None

Not seated: Ms. Polovina, Ms. O'Connor

- Awarding Contracts for Professional Services

**Motion** by Ms. LaMountain seconded by Mr. Emma to approve Courtney Lopez preparing a resolution awarding professional contracts. Motion carried on the following roll call vote:

Affirmative: Mayor Luccarelli, Mr. Ackerson, Mr. Emma, Mr. Fagan, Ms. LaMountain, Mr. Kastning, Mr. King, Ms. Ploussas, Mr. Silberman

Negative: None

Not seated: Ms. Polovina, Ms. O'Connor

6. **Planning Board of Adjustment Rules and Regulations for 2023**

**Motion** by Mr. Kastning seconded by Mr. Emma to approve the Rules and Regulations for 2023 Motion carried on the following roll call vote:

Affirmative: Mayor Luccarelli, Mr. Ackerson, Mr. Emma, Mr. Fagan, Ms. LaMountain, Mr. Kastning, Mr. King, Ms. Ploussas, Mr. Silberman

Negative: None

Not seated: Ms. Polovina, Ms. O'Connor

7. **Official Newspaper**

**Motion** by Mayor Luccarelli seconded by Mr. Ackerson to approve Asbury Park Press for publication of Sunshine Law notice and legal notices by applicants and publication of Board decisions. Copy as a FYI to Two River Times. Motion carried on the following roll call vote:

Affirmative: Mayor Luccarelli, Mr. Ackerson, Mr. Emma, Mr. Fagan, Ms. LaMountain, Mr. Kastning, Mr. King, Ms. Ploussas, Mr. Silberman

Negative: None

Not seated: Ms. Polovina, Ms. O'Connor

**Adjournment**

There being no further business at **motion** by Ms. LaMountain seconded by Mr. Emma to adjourn at 7:27 p.m.  
Motion carried on voice vote.

Respectfully submitted,

Courtney Lopez  
Board Secretary / Administrative Officer

Summary minutes  
Meeting recorded on Holmdel Township YouTube and Holmdel Township Facebook