

CAB MINUTES
December 12, 2025

UNIFORM CONSTRUCTION CODE ADVISORY BOARD
Minutes of Meeting, December 12, 2025
Meeting held Electronically via Microsoft Teams

Attendance

Board Members

Beth Pochtar, Chair	Bob Mellohusky
Tony Neibert, Vice Chair	Greg Moten
Charles Baldanza	Steven Rodzinak
Doug Boydston	Bill Tevald
John Del Colle	Valerie Waricka
Kathy Herity	Michelle Wood
Art Londensky	

Excused

Michael Seeve

DCA Staff

Toritseju Agbeyegbe	Adam Matthews
Rob Austin	Anthony Menafro
Scott Bursos	Erin Mifka
Marie Daniels	Ryan Patrick
John Delesandro	Ian Rayfield
Kevin Luckie	Keith Thedinga
Keith Makai	Dan Tober

Public Attendees

Public attendees joined using a registration link, and only those who registered and announced themselves will be listed herein.

Meeting called to order at 9:30 a.m.

A. Approval of Minutes of the August 8, 2025, Code Advisory Board Meeting

Tony Neibert made a motion, which was seconded by Michelle Wood, to approve the minutes. The motion carried unanimously.

B. Subcode Committee Reports

No Subcommittee meetings to report

C. Old Business

No old business

D. New Business

1. Draft: N.J.A.C. 5:23-2.7 & 2.17A – FPSC OM & MW Updates

Department staff introduced this item and noted the proposed changes to N.J.A.C 5:23-2.7 and 2.17A and provided additional background on the changes. Board members noted typos and

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requested further clarification and review of terminology to ensure intent. Department staff noted that a Communicator article may be useful. All Board Subcommittees declined further review.

Greg Moten made a motion, which was seconded by Art Londensky, to approve the draft amendment to N.J.A.C. 5:23-2.7 and 2.17A, as amended by discussion. The motion carried unanimously.

2. Draft: N.J.A.C. 5:23-2.18C – Splash Pad Changes

Department staff and the Electrical Subcommittee Chair introduced this item and provided background and context. Board members noted issues with the language concerning the applicability of existing locations. Department staff and Board members agreed to return this item to the Electrical Subcommittee for further review and discussion.

3. Draft: N.J.A.C. 5:23-5.25 – Peer Review Changes

Department staff informed the Board of vacancy issues for the code enforcement official review committees and noted that they have drafted proposed changes to N.J.A.C. 5:23-5.25 to expand the pool of individuals who may serve. Board members noted their disagreement with the draft proposed changes and recommended that further changes are needed for this item. Department staff stated that they will continue to review and will bring this item back to the Board at a later date.

4. Draft: N.J.A.C. 5:23-12.6 – Elevator Test & Insp. Fee Changes

Department staff introduced this item; however, the Chairman of the Elevator Subcode Committee noted that they would like to return it to the Committee for further review and discussion. There was no further Board discussion on this item.

E. Information

1. CAB Tentative Meeting Dates 2026 – 02/13; 04/10; 06/12; 08/14; 10/09; 12/11

2. CAB Log – Department staff noted that all rulemaking matters are pending proposal or adoption.

3. List of Pending Legislation

4. Insp. of Smoke Alarms in Single-Family Homes Memo

Department staff provided information to the Board on the background and description of this item and noted that the Department will maintain the subcode responsibilities regarding the inspection of smoke alarms in single-family homes as provided at N.J.A.C. 5:23-3.4, in addition to the clarification outlined in the Construction Code Communication article located on page 16 of the Winter 2024 edition.

5. Technical Form Update – F120, Electrical; F140, Fire Protection

Department staff provided the Board with information on changes to the electrical and fire protection technical forms, as approved by their respective subcommittees.

F. Public Comments

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1. Brian Miller provided a comment to the Board regarding the inspection of smoke alarms in single-family homes memorandum and noted that he prefers to keep the responsibilities for the rough inspection under the fire protection subcode.

G. Adjourn

Art Londensky made a motion, which was seconded by Tony Neibert, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 10:35 a.m.