

# Holland Township Environmental Commission Minutes

October 4, 2017 7 PM Meeting

Chairman Keady called the meeting to order. He read the notice satisfying the Open Public Meeting Act. All stood for the pledge of allegiance. All were reminded to turn off their cell phones or put them in silent mode.

Members Present: Jerry Bowers, Henry Gore, David Harrison (sworn in below), Ted Harwick, Mike Keady, Susan Meacham (arrived 7:05 pm), Dwight Pederson, Rick Schrack and Secretary Maria Elena Jennette Kozak.

Present: Township Committee Liaison: Robert Thurgarland

Absent: n/a

Oaths of Office:

David Harrison –Township Committee Liaison Robert Thurgarland administered the Oath of Office to Environmental Commission Member David Harrison. Congratulations were extended to David Harrison.

Let the record show we have a quorum.

Minutes: A motion was made by Jerry Bowers and seconded by Rick Schrack to approve the September 6, 2017 minutes as presented with the time change to 8:05pm. All present were in favor of the motion with the exception of David Harrison who abstained. Motion carried.

PennEast Pipeline Update: Susan Meacham reported that they were able to get signatures at Community Day. Susan Meacham also reported that she went to Washington DC on September 19<sup>th</sup> and was escorted out from the FERC meeting. She then went to the senate and delivered packets to as many senators as possible. The next step is to go to the Army Corps of Engineers to show them how bad the documentation has been. Susan Meacham suggested that you go to <https://www.facebook.com/stopthepenneastpipeline> to see all the information available showing what has not been done. You can also go to <https://www.stoppenneast.org/> for additional information. PennEast is behind schedule by about 2 years however their <http://penneastpipeline.com/> shows them as starting second quarter of 2019. Susan Meacham believes that this is a positive sign that they are admitting that they are behind their original start date. More discussion about going from a 36 inch pipe to a 12 inch pipe took place.

Community Day/Green Fair: Saturday September 9, 2019. Recap....Remember that participation allows Holland Township to achieve points for Clean Communities Stormwater Education and Sustainable Jersey. Chairman Keady suggested that all look at doing things that are more fun. The County display this year was awesome as the kids loved the bugs. Jerry Bowers felt that attendance was down this year in comparison to other years. PennEast opponents had about 300 letters signed which Susan Meacham estimates 50 to 70 people

supported the cause. All agreed that we should distribute fewer brochures and that we need to give people something to do. Also, the water bottles being used as the handout did not work well as the kids took it upon themselves to make water guns out of them.

#### Sub-Committees:

Stormwater Education – Mike Keady, Rick Schrack and Maria Elena Jennette Kozak as Secretary –nothing new to report. Secretary Kozak will submit a preliminary update.

Trails – Ted Harwick, Jerry Bowers and Richard Schrack. – Progressing. All are aware of the April 2018 deadline. Mayor Bush spoke with Chairman Keady to report that the trails are progressing. Rick Schrack will go out and take some pictures. Everyone is still in favor of benches, a kiosk, and plaques. The goal is to complete this grant and then to seek other grants for future phases. Henry Gore suggests that Holland needs ordinances for protection of the land such as prohibiting 4 wheelers, no motorized vehicles, no open flames, dogs must be on leashes, clean up after your dog, and do not feed the wildlife. Henry Gore was tasked with looking at the existing Holland Ordinances, locating the weakness of each, and identifying model ordinances for future discussion with the board members.

Community Education and Outreach – Jerry Bowers, Dwight Pederson, and Susan Meacham – If you see additional corrections that are needed please send them to Secretary Kozak. The link is as follows: <http://www.hollandtownshipnj.gov/14-ec/46-environmental-commission.html>. All were still encouraged to think about how to publicize the Trails. Mapping will need to be created etc.

Highlands Conformance – Jerry Bowers and Mike Keady. The Highlands Council Land Use Ordinance and the Highlands Council approved Zoning Map will be available for review at the Municipal Building, the Township Library, and on-line at the EC webpage. The documents will be introduced by the Township Committee for First Reading at the scheduled meeting of October 3, 2017. The Planning Board Agenda appeared as:

1. Holland Township Highlands Council Subcommittee to discuss:
  - a. Review **ORDINANCE NO. 2017 - AN ORDINANCE ADDING CHAPTER 101, ENTITLED “LAND USE ORDINANCE, HIGHLANDS” OF THE CODE OF THE TOWNSHIP OF HOLLAND**, introduced at Township Committee Meeting October 3, 2017 and set for Public Hearing November 8, 2017. Board Action Required – consistency with the Master Plan.
  - b. Review **ORDINANCE NO. 2017- AN ORDINANCE AMENDING CHAPTER 100, PART I, ARTICLE II ENTITLED “DISTRICTS; BOUNDARIES; ZONING MAP” OF THE CODE OF THE TOWNSHIP OF HOLLAND WITH REGARD TO THE ZONING MAP** introduced at Township Committee Meeting October 3, 2017 and set for Public Hearing November 8, 2017. Board Action Required – consistency with the Master Plan.

The documents will be available at the Clerk’s office, at the Library and on the website (<http://www.hollandtownshipnj.gov/>). The notice is:

**Attention  
Holland Township Residents**

Holland Township is taking the next steps to conform to the Highlands Regional Master Plan by adopting two new ordinances detailed below.

**Highlands Land Use Ordinance (Highlands Council Grant Task #5)**

This ordinance will be examined by the Planning Board for consistency with the Holland Township Master Plan and then considered for adoption by the Township Committee at a public hearing in which the public can participate. The Highlands Land Use Ordinance is the logical follow-up to two previously-adopted documents: 1) The Highlands Environmental Resources Inventory, which listed the Highlands Resources in Holland Township; and 2) The Highlands Element of the Township Master Plan, which expressed our goals for protecting those resources. The Land Use Ordinance now being considered for adoption is intended to codify in law the goals expressed in the Element.

[Click for the text of the Highlands Land Use Ordinance](#)

[Click for maps that are part of the Highlands Land Use Ordinance](#)

**Zoning Map (Highlands Council Grant Task #11)**

The Zoning Map is the updated map of the Township showing the overlay of the new Highlands Zones as well as the older zoning designations. It is important to note that existing Zones are still relevant (for example, the Highlands Land Use Ordinance is applicable when three or more lots are created, so a two-lot subdivision would fall under the old R-5 rules). Once adopted, the printed map will be on display at the Municipal Building and the electronic version will be uploaded to our Holland Township website.

[Click for the text of the Zoning Map ordinance](#)

[Click to see the new Zoning Map](#)

**Meeting Schedule**

The Township Committee has a First Reading of the documents at the October 3, 2017 Township Committee Meeting and refers to Planning Board for Consistency Review.

The Planning Board conducts a Master Plan Consistency Review of the proposed documents and provides comments at the scheduled meeting of October 9, 2017.

The Township Committee will have a Second Reading and an advertised Public Hearing at the scheduled meeting on November 8, 2017. **Public comments and questions are welcomed.**

[Click to go to the Highlands Council website and view all Holland documents, including the Highlands Environmental Resources Inventory and the Highlands Master Plan Element](#)

Jerry Bowers noted that the Highlands Element is consistent with the Holland Township Master Plan so one would presume that the documents supplied would be consistent with the Holland Master Plan. At a Township Committee meeting Marc Phillips and Ted Harwick had questions about the documents supplied as well as the Highlands on a whole. What needs to be the focus is that the Land Use Ordinance codifies what already exists. Holland can withdraw if that is what the Township Committee decides. Highlands conformance did create a smaller COAH obligation. Municipalities in the Highlands had a projected growth and COAH obligation less than what was originally expressed. Nothing in Holland has moved forward with affordable housing. One project is committed and one has been withdrawn.

Chairman Keady encourages all to read the documents. Holland Township has been making progress with Plan Conformance since 2011. The original intent of the Highlands was for clean and useable water for business and residents. Other environmental rules came in to ensure the quality of the water sources. This was more commercial in the making and expressly an environmental concern. This was all about water. Other conversations took place about a water usage charge as well as on the question about compensation for land owners in the Highlands. The TDR (Transfer of Development Rights) exists and has bought some development rights. A water use fee would hit pocketbooks, which would possibly make people pay attention to water usage.

At 7:40 pm Robert Thurgarland had to leave the meeting for a prior commitment.

Shade Tree and Community Forestry Plan Sub-Committee – Ted Harwick, Dwight Pederson and Maria Elena Jennette Kozak as secretary.

Henry Gore reminded everyone that the approved Tree Class Seminar was held on Saturday September 23, 2017 and was a success. Although our CEU's at last count were 5 we will keep an eye on how many CEU's we will receive for the class of 9/23/17. We were told 2 CEU's but we are not sure if that is per person /student or for the event. The problem tree that had everyone talking was a Hickory. All learned that following the identification key and the process is the only way to learn about the trees. Those present at the seminar noticed a dead tree in the hedge row near the pool on the side that divides the Ridge from the neighbors. All asked Secretary Kozak to send a message to the Mayor and to Tom Scheibener that the tree is potentially dangerous. Chairman Keady is part of the subcommittee interviewing new planners. During the interview process he will ask if they are CORE trained in the Forestry Plan. We need to start thinking about how we want to move forward with grants. Tree Identification and Hazard Mitigation are options. A tree identification or label discussion took place. Susan Meacham suggested finding a local vendor for such a project. Henry Gore is going to look into options and report back. We would have to work with the Township Committee on a project like this. Before leaving, Liaison Thurgarland expressed his support of placing plaques for educational purposes on identified trees. He also expressed his opinion that this would be a great program to have up for Arbor Day 2018. Discussion about next year's tree seminar took place and some ideas to incorporate the youth were explored. One idea is to have someone identify a Championship Tree, the best example of each species in New Jersey.

Henry Gore believes we need to hire a forester first to do a tree survey. The next item would be to do a hazardous tree mitigation plan. Technically both can be done at the same time. Look at: <http://www.nj.gov/dep/parksandforests/forest/community/> for more information.

Henry Gore is creating a list. He suggested that everyone look at YouTube trees with Don Leopold at: <http://www.youtube.com/playlist?list=PLrWCjUyWS0dmfbGN9Hw-Q-bz4eZcLwpSg>

Just a reminder, if you participate in a webinar please provide Secretary Kozak with your certificate so she can work with the state on keeping track of the hours.

Public Comment: No comments were expressed.

At 8:50 pm Susan Meacham made a motion to adjourn.

Respectfully Submitted

*Maria Elena Jennette Kozak*

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Environmental Commission Secretary