

# **Holland Township Planning Board**

## **Minutes of the Regular Meeting**

**September 9, 2013**

The meeting was called to order by Chairman Rader:

“I call to order the September 9, 2013 Meeting of the Holland Township Planning Board. Adequate notice of this meeting was given pursuant to the Open Public Meeting Act Law by the Planning Board Secretary in December 20, 2012 by:

1. Posting such notice on the bulletin board at the Municipal Building.
2. Published in the December 20, 2012 issue of the Hunterdon County Democrat
3. Faxed to the Express Times for informational purposes only.”

### **Flag Salute**

Chairman Rader asked all to stand for the Pledge of Allegiance

### **Identification of those at the podium**

Present: Dan Bush, Susan Grimshaw, Dave Grossmueller, Michael Keady, Michael Miller, Carl Molter, Dan Rader, Thomas Scheibener, Laura Souders, Melissa Tigar, Duane Young, Don Morrow, Esq., Attorney, Court Reporter Lucille Grozinski, CSR, and Maria Elena Jennette Kozak, Secretary.

Excused Absent: Richard Roseberry, P.E., Engineer and Elizabeth McKenzie, Planner

Let the record show there is a quorum.

### **Minutes**

A motion was made by Mike Miller and seconded by Tom Scheibener to dispense with the reading of the August 12, 2013 minutes and approve them as distributed. All present were in favor, with the exception of Dan Bush who abstained. Motion approved.

A motion was made by Tom Scheibener and seconded by Mike Miller to dispense with the reading of the August 12, 2013 executive minutes and approve them as distributed. All present were in favor, with the exception of Dan Bush who abstained. Motion approved.

### **Informal**

Block 16 Lot 1.04 – Scott Shepherd – Boundary Line Adjustment for Lots 1.04 & 1.02. Original subdivision granted for Block 16 Lot 1.02 by the Planning Board on April 8, 1996. Discussion needed – lot line adjustment – decrease acres from 1.02 and increase lot 1.04. Attorney Barbella is here. Wants feedback. She gave an accurate picture of what happened in the past. With the Sub Division approval there was language in the minutes and the resolution that stated that any further application for lot 1.04 would be a major subdivision however there is no reason why. The assumption was that there were concerns for a future subdivision of Lot 1.04. What Mr. Shepherd is interested in doing is a boundary line adjustment that would decrease Lot 1.04 to 7 acres and increase the acres on Lot 1.02. Both parcels are within the minimum lot size. Mr. Shepherd resides next to his parents. His parents are advancing in years and they are trying to do some estate planning. Currently Mr. Shepherd uses some of his parent’s property as an alternate grazing field. He is interested in preserving the field for the same use. This brought up the discussion of the definition of Agriculture division of lands. Attorney Morrow read MLUL page 410 40:55-7.2 and how the planning board has no authority. The Shepherd request is to maintain agriculture use and it is suggested that the applicant submit a plat with the Hunterdon County Clerk’s office and to submit the same to the Planning Board along with a statement of intent. The Planning Board will review it and make a determination if it is a agriculture subdivision of lands. All present agreed. Attorney Barbella said she would have the applicant submit a formal subdivision and the board agreed that it needs to be kept simple.

### **Old Business:**

Block 24 Lots 3 & 13 – Huntington Knolls LLC – Amended Site Plan Map(24 pages with a date stamp of July 13, 2013) and Stormwater Management System Hydrologic & Hydraulic Calculations report dated July 2013 received into the office on July 18, 2013. Board discussion.

Applicant’s Attorney William Caldwell sent a letter with a request that this application be on the October agenda. Revised Amended Site Plan Maps to be sent. After some discussion, all present were in favor of having this on the agenda. Secretary Kozak responded that she has been carrying this on under Old Business and will make sure updated information available.

### **New Business:**

There was no new business to be discussed.

### **Completeness Review:**

There was not a completeness review schedule for discussion.

### **Resolution**

There were no resolutions scheduled for discussion.

### **Public Hearings**

There were no public hearings scheduled.

### **Sub-Committee Status and Updates:**

Mr. Keady re-stated the Highlands Environmental Resource Inventory has been forwarded to the Planning Board and that the Planning Board sub-committee has meet to discuss the revised Highlands Council Master Plan element worked on by Planner Michael Mueller. The revised draft was presented for review. There were discussions about redevelopment areas. The Industrial sites could be redeveloped but there is also reference to commercial redevelopment. The sub-committee does not want to be site specific but is in favor of leaving the options open for future discussion. Some additional discussion took place regarding the mill properties as well as Georgia Pacific. Mr. Keady explained he is favor of moving forward with the public hearing in November. More information to follow. There were no questions from the board members.

### **Public Comment**

Ted Harwick – had a question about how to get people to attend the meetings.

### **Miscellaneous**

Susan Grimshaw asked about the progress of the “Thank-you” letter to Laura Souders and Secretary Kozak said that Chairman Rader is to sign it and it will be mailed.

### **Executive Session**

No executive session was needed at this time.

### **Adjournment**

Tom Scheibener made a motion to adjourn. Motion approved. The meeting ended at 7:55 p.m.

| Respectfully submitted,

*Maria Elena Jennette Kozak*

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Secretary