

# **Holland Township Planning Board**

## **Minutes of the Regular Meeting**

**March 13, 2017**

The meeting was called to order by the Chairman Rader:

“I call to order the March 13, 2017 Reorganization 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 on December 8, 2016 by:

1. Posting such notice on the bulletin board at the Municipal Building.
2. Published in the December 8, 2016 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, Casey Bickhardt, Dave Grossmueller, Michael Keady, Mike Miller, Carl Molter, Dan Rader, Tom Scheibener, Duane Young, Todd Bolig, Esq., and Maria Elena Jennette Kozak, Secretary.

Excused Absent: Dan Bush, Ken Grisewood and Bill Burr, Engineer, Elizabeth McKenzie, Planner, and Court Reporter Susan Baber for Lucille Grozinski, CSR (all per Chairman Rader)

Let the record show there is a quorum.

### **Minutes**

A motion was made by Mike Miller and seconded by Duane Young to dispense with the reading of the minutes of the January 9, 2017 meeting and to approve the minutes as recorded. All present were in favor of the motion with the exception of Carl Molter and Tom Scheibener who abstained. Motion carried.

The reading of the February 13, 2017 minutes was tabled.

### **Appointments and Re-appointments**

Chairman Rader asked Attorney Bolig to swear in the following members:

Ken Grisewood – Class IV Member for term 12/31/2020 (*Determined February 2, 2017 at the Township Committee Reorganization meeting*)

Congratulations Mr. Grisewood.

### **Conceptual Plan**

Block 1 Lot 17 and Block 1 Lot 29.01 – Carol Bammarito – Milford Warren Glen Rd (Rt 519). Discussion Item – create a new driveway and abandon an existing driveway. Plans and application submitted. Applicant is looking for board discussion. Contractor Alex asinelli was in attendance. The applicant is looking to alter the driveway which services the Bammarito property. The applicant is looking to abandon the part on Route 519 and move south on Route 519 to a flatter portion of the property to make the driveway more serviceable. Both lots are owned by one owner and it was suggested to merge the lots. Both are undersized lots. The planning board thought that was the best option. It was suggested that the tax assessor be contacted to do this so that the applicant does not need an attorney. Chairman Rader recommended that the applicant contact the county to get their input in this concept plan. The old driveway is not paved and the proposed driveway will not be paved. The county requires the apron be paved. The applicant will pursue the mergin of the lots and then fo to the county. The applicant will check with the tax assessor about merging the lots. If that does not work then they will appear before the planning board with a lot line adjustment application.

**Old Business:**

There was no Old Business scheduled at this time.

**New Business:**

There was no New Business scheduled at this time.

**Completeness Review:**

There is no completeness review to discuss at this time.

**Resolution**

There are no resolutions to discuss at this time.

**Public Hearings**

Block 2 Lot 1.02 & Block 4 Lot 1– Mill Road Solar Project LLC – 10 Mill Road – Preliminary and Final Site Plan – Solar Project – Deemed incomplete February 8, 2016 and July 11, 2016. Revised Site Plans Received into our office August 22, 2016, 2016 – 45-day completeness deadline October 6, 2016. Extension granted to October 10, 2016. Additional information submitted for consideration. Extension granted to November 14, 2016 meeting. Deemed complete November 14, 2016. Public Hearing began on January 9, 2017, February 13, 2017 and continued to March 13, 2017. Board Action needed.

Attorney Cole, attorney for the applicant is present.

Notice was given regarding the scheduled public hearing. Attorney Bolig indicated that the Applicant assumes the risk of any jurisdictional challenge regarding a defective notice, and neither Holland Township nor the Planning Board will defend any suit involving either deficient notice or the Board's lack of jurisdiction.

Attorney Cole requested an extension of time thru till the May 8<sup>th</sup> meeting. The applicant hired a new engineer. Attorney Bolig requested that a new list of variance needed for this project be outlined for the Planning board to review and new notices should be outlined with the list of variance. Dave Grossmueller asked if site visits can still take place and was told that the site walk permission has been granted and all are welcome to walk the property. A motion was made by Tom Scheibener and seconded by Mike Kaedy to extend the public hearing thru to the scheduled Planning Board meeting of May 8<sup>th</sup>. At a roll call vote, all present were in favor of the motion. Motion carried.

**Sub-Committee Status and Updates:**

There was nothing new to report at this time except that the Highlands Council Subcommittee is working with the Highlands Council Planner to move forward with various tasks including the Land Use Ordinance, The Land Use Inventory and the Zoning Map.

**Public Comment**

There were no public comments at this time.

**Executive Session**

There was no Executive Session scheduled at this time.

**Adjournment**

Tom Scheibener made a motion to adjourn. Motion approved. The meeting ended at 7:45 p.m.

Respectfully submitted,

*Maria Elena Jennette Kozak*

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Secretary