

Holland Township Planning Board

Minutes of the Regular Meeting

August 10, 2015

The meeting was called to order by the Chairman Rader:

“I call to order the August 10, 2015 Regular Meeting of the Holland Township Planning Board. Adequate notice of this meeting was given pursuant to the Open Public Meeting Act Law by: Posting such notice on the bulletin board at the Municipal Building. Published in the December 11, 2014 issue of the Hunterdon County Democrat 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: Casey Bickhardt, Dave Grossmueller, Michael Keady, Mike Miller, Carl Molter, Dan Rader, Melissa Tigar, Duane Young, and Maria Elena Jennette Kozak, Secretary.

Excused Absent: Dan Bush, Ken Grisewood, Tom Scheibener. Don Morrow, Esq, Richard Roseberry/Bill Burr, Engineer, Lucille Grozinski, CSR, Elizabeth McKenzie, Planner per Chairman Rader

Let the record show there is a quorum.

Minutes

A motion was made by Mike Miller and seconded by Mike Keady to dispense with the reading of the minutes of the July 13, 2015 regular meeting and to approve the minutes as recorded. All present were in favor of the motion. Motion carried.

Old Business:

There is no Old Business to discuss at this time.

New Business:

There is no New Business to discuss at this time.

Completeness Review:

There is no Completeness Review to discuss at this time.

Resolution

Block 23 Lots 1 & 45 – John Oliver – 615 Milford Warren Glen Road – Minor Site Plan/Change of Use – Received into our office May 19, 2015 – 45-day completeness deadline is July 3, 2015 Board Action needed. Deemed complete June 8, 2015. Public Hearing July 13, 2015. Application approved with conditions. Attorney Morrow was authorized to prepare the resolution. Board Action needed.

Attorney Morrow submitted the resolution for review. The applicant’s attorney has reviewed and sent an email stating that the proposed resolution was satisfactory. The proposed resolution reads as follows:

**RESOLUTION APPROVING
MINOR SITE PLAN/CHANGE IN USE
FOR JOHN OLIVER AND MEREDITH OLIVER
BLOCK 23; LOTS 1 & 45**

WHEREAS, John Oliver and Meredith Oliver have made application to the Planning Board of Holland Township for the following:

- a. Minor Site Plan Approval
- b. Change of Use to convert an existing Bank building for use as a martial arts school and a personal training studio.

For premises located adjacent to 615 Milford-Warren Glen Road in the Township of Holland and known as Block 23, Lots 1 & 45 on the tax Map of the Township of Holland; and

WHEREAS, the property consists of 2.67 acres and is located in the COM Zone; and,

WHEREAS, the request of the Applicant and the exhibits and testimony presented by the Applicant was considered by the Planning Board of the Township of Holland at a Public Hearing on the 13th day of July, 2015; and,

WHEREAS, the Members of the Planning Board of the Township of Holland after carefully considering the evidence presented by the Applicant consisting of the exhibits and recorded testimony, have made findings of facts as follows:

1. The certified list of property owners, affidavit of service and Proof of Publication were provided. The Board has jurisdiction.
2. The Owners of the Property known as 615 Milford-Warren Glen Road are John Oliver and Meredith Oliver.
3. There is currently a vacant bank building on the property to be converted to a martial arts school and personal training studio.
4. The property is located in the COM Zone.
5. The change in use is a permitted use in the COM Zone.
6. The Business hours are 6:00 am to 10 am and 5:00 pm to 10:00 pm.
7. The Real Estate Taxes are paid to date.

NOW, THEREFORE, Be it Resolved that in consideration of its findings of facts as hereinabove set forth, the Planning Board of the Township of Holland does on this 10th day of July 2015, approve the following:

- a. Minor Site Plan
- b. Change in use for a Martial Arts school and Personal Training Studio.

BE IT FURTHER RESOLVED that the Planning Board does specifically condition and make said approval subject to the following:

1. Compliance with all representations made by Applicant or its representatives in the recorded testimony and in this Resolution.
2. Lots 1 and 45 shall be merged.
3. The Applicant shall restripe the existing parking stalls in the parking area to the rear of the building so that the stalls are 90 degrees to the curbing. In addition, the Applicant shall adjust the traffic circulation in the aforesaid parking area to allow for both ingress to and egress from the parking lot.
4. The parking lot is to be repaved.
5. Curbing is to be installed at both the entrance and exit to the drive-through lane to prevent access to same.
6. Payment of all required escrow fees.
7. All conditions shall be satisfied within 120 days from the date of the adoption of this resolution. If the conditions are not satisfied within said time period and no extensions have been granted, the within approvals shall be null and void.

ROLL CALL VOTE:

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Planning Board of the Township of Holland at its meeting held on the 10th day of August, 2015

Maria Elena Kozak, Planning Board Secretary

Upon review, a motion was made by Mike Keady and seconded by Duane Young to approve the motion as submitted. At a roll call vote, all present were in favor of the motion. Motion carried.

Public Hearings

There were no public hearing scheduled.

Sub-Committee Status and Updates:

Mr. Keady stated that progress is being made with the Highlands Council Land Use Ordinance. Mr. Keady also reported that continued progress is being made with the zoning map(s). One map will be available on line and will be very interactive with layers of information. The other map will be printed and will be hung in the municipal building.

Public Comment

Ted Harwick had a question about the payment process for board professionals.

Member Comment

Nothing at this time.

Executive Session

Nothing at this time.

Adjournment

Mike Keady made a motion to adjourn. Motion approved. The meeting ended at 7:35 p.m.

Respectfully submitted,
Maria Elena Jennette Kozak
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Secretary