

Holland Township Board of Adjustment

Minutes of the March 30, 2016

The meeting was called to order by the Chairman, Ginger Crawford:

“I call to order the March 30, 2016 Regular Meeting of the Holland Township Board of Adjustment. Adequate notice of this meeting was given pursuant to the Open Public Meeting Act Law by the Planning Board Secretary November 12, 2015 by:

1. Posting such notice on the bulletin board at the Municipal Building.
2. Published in the November 12, 2015 issue of the Hunterdon County Democrat
3. Faxed to the Express Times for informational purposes only.

Flag Salute:

Chairman Crawford asked all too please stand for the Pledge of Allegiance.

Identification of those at the podium for the benefit of the recording machine:

Present: Jerry Bowers, Laura Burke, Ginger Crawford, Bill Ethem, Peter Kanakaris, Gail Rader, Todd Bolig, Esq., Robert Martucci, Engineer, Lucille Grozinski, CSR., and Maria Elena Jennette Kozak, Secretary.

Absent: William Martin and Elizabeth McKenzie, Planner.

Let the record show there is a quorum.

Minutes: A motion was made by Gail Rader and seconded by Peter Kanakaris, to dispense with the reading of the January 27, 2016 minutes and to approve as recorded. All Present were in favor. Motion carried.

Completeness

Christine Aber & Craig Lillis – Block 3 Lot 18 - 98 Hawks School House Road –
Variance pursuant to N.J.S.A. 40:55D-70c and D-35 for a Structure on a Lot Not Abutting a Street - Received into our office February 17, 2016. The 45-day completeness deadline is April 1, 2016. Public Hearing scheduled March 30, 2016. Board action needed. If the application is deemed complete a Public Hearing could follow. Board action needed – TBD.

Applicant’s Attorney O’Grodnick is present and explained that completeness will be the only discussion this evening. Board Attorney Bolig questioned the site plan aspect of the application and it has been agreed by the professionals that the application needs to be amended and the site plan needs to be withdrawn. The only issue that the board is dealing with is the 35-36 variance. The application will be amended and the next meeting will be for the completeness review and the public hearing. Mr. O’Grodnick did introduce his client and explained that Mr. Lillis has purchased the property consisting of 20 acres. He has a Woodland Management Plan for the property. He is restoring the homestead which dates back to 1820. He wants to move the driveway out of the wetlands. The new barn building will not be for livestock. The fire department will need to weigh in on this application, They have responded to Secretary Kozak but Secretary Kozak will work with Chief Underhill on obtaining a more formal declaration for the project. The driveway was improved in 2002 and 2003 when the lot was created and a turnaround was put in. All are welcome to visit the property.

The applicant’s engineer Chris Nusser of Land Planning & Associates is also present.

Board Engineer Robert Martucci prepared a letter dated March 22, 2016 for review.

H1 – escrow fees – Secretary Kozak will talk with Attorney Bolig. The applicant will submit a revised or amended plan and fill out the escrow/fee form.

The Septic and well permits – the applicant will provide all required approvals.

H7 – Fire Company Letter. The chief did respond to Secretary Kozak but Attorney Bolig is asking for a temporary waiver at this time with Secretary Kozak working with Chief Underhill for a formal response. Land Owner Lillis stated that a survey has been prepared. All agreed that a temporary waiver is acceptable.

H27 – Highlands – Secretary Kozak will reach out to Liaison Green. The applicant believes exemption 5 is acceptable. Can the township grant this? Applicant Lillis is in the process of getting his permits for an LOI. He is seeking an individual permit. Mr. Nusser will reach out to the DEP to see if an exemption letter is available to submit to the board.

The applicant will work with the township regarding the escrow and application fee. Secretary Kozak will work on obtaining a formal letter from Chief Underhill. The applicant will seek the approvals of the Hunterdon County Board of Health as well as a letter from the DEP. There was one question about the width of the new road being built and the response was that it will be 12' but that all other specific questions will be tabled to the public hearing.

A motion was made by Gail Rader and seconded by Laura Burke to deem the application incomplete with the need for the issues outlined in discussion above to be determined before the next meeting when the completeness review and public hearing will take place. At a roll call vote, all present were in favor of the motion. Motion carried.

Public Hearing

There were no Public Hearings to be discussed

Resolution

There were no resolutions to be discussed.

Old Business

There was no Old Business to be discussed.

New Business:

There was no New Business to be discussed.

Public Comment

Liz Taylor – 116 Hawk School House Road – there are three pull offs and a circle on the land. When the Tenors put in the house this was the requirement from the Fire Department. Attorney Bolig advised the public that comments pertaining to the application before the board needed to be tabled until the public hearing. No one had any additional comments. A motion was made by Peter Kanakaris and seconded by Jerry Bowers to close the public comment. All present were in favor of the motion. Motion carried.

Bill Ethem made a motion to adjourn. Motion carried.

Meeting ended at 7:55 p.m.

Respectfully submitted,

Maria Elena Jennette Kozak

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Secretary