

Holland Township Land Use Board
Agenda

January 9, 2023

(Notice-The Chairman reserves the right to change or revise the order of the agenda as needed. Formal action may or may not be taken)

Secretary: “I call to order the January 9, 2023 Reorganization Meeting of the Holland Township Land Use Board. Adequate notice of this meeting was given pursuant to the Open Public Meeting Act Law by the Land Use Administrator by:

1. Posting such notice on the bulletin board at the Municipal Building.
2. Publishing the notice in the December 8, 2022 edition of the Hunterdon County Democrat
3. And faxing to the Express-Times for informational purposes only.

The Certified Court Reporter’s transcript will be considered the official record of the meeting.”

Secretary: Please recite the Pledge of Allegiance.

Secretary: We have appointments and re-appointments to swear in:
(Determined January 3, 2023 at the Township Committee Reorganization meeting)

2022 JOINT LAND USE BOARD

	CLASS	TERM EXPIRES
Dan Bush	I	12/31/2023
Mike Keady	II	12/31/2023
Scott Wilhelm	III	12/31/2023
Jerry Bowers	IV	12/31/2026

ALTERNATE CLASS IV #3 (2 year term):

Joe Cinquemani		12/31/2026
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ALTERNATE CLASS IV #4 (2 year term):

Kelley O’Such		12/31/2026
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Secretary Kozak – Township Committeeman Wilhelm will swear in Class I Dan Bush
Township Committee Mayor Bush will swear in Class III Scott Wilhelm
Township Committee Mayor Bush will swear in Class II and Class IV reg/alt.

Secretary Kozak – congratulations to all

Secretary:

Requests for Nomination of Chairman –

Secretary:

Requests for Nomination of Vice Chairman –

I will now turn the meeting over to the Chairman.

Chairman: Resolution to be adopted authorizing the award of a contract to the appointed professionals not utilizing the process defined in the third definition under N.J.S.A 19:4A-20.7. These contracts are awarded without competitive bidding as a “Professional Service” in accordance with 40A:11-5-(1) (a) of the Local Public Contracts Law. This resolution shall be printed once in the Hunterdon County Democrat.

Chairman:

Appointment of Land Use Board Attorney

(2022 Attorney John Gallina)

Chairman: Resolution to be adopted authorizing the award of a contract to Attorney **insert above name****, Esq. not utilizing the process defined in the third definition under N.J.S.A 19:4A-20.7.**

Appointment of Land Use Board Engineer

(2022 Richard Roseberry, Paul Sterbenz & Adam Wisniewski - Colliers Engineering)

Appointment of Land Use Board conflict Engineer

(2022 Mike Finelli - Finelli Engineering)

Appointment of Land Use Board Special Project Engineer

(2022 Robert Martucci – Martucci Engineering)

Appointment of Land Use Board Professional Planner 1

(2022 Darlene Green – Colliers Engineering)

Appointment of Land Use Board Highlands Council Subcommittee Professional Planner

(2022 Darlene Green – Colliers Engineering)

Appointment of Land Use Board Secretary

(2022 Maria Elena Jennette Kozak)

Appointment of Land Use Board Court Reporter

(2022 Lucille Grozinski)

Hunterdon County Democrat as the Official News Paper

Announcement of time, date and location of monthly meetings –

(published December 8, 2022 and posted as required)

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

Minutes of the last meeting:

I would like to entertain a motion to dispense with the reading of the Land Use Board minutes of the December 12, 2022 meeting and to approve the minutes as recorded.

Report of the Land Use Board Attorney for 2022 – previously submitted/explanation by Attorney Gallina – Board Action Required as this needs to be submitted to the Township Committee.

Old Business

Highlands Subcommittee – Mike Keady

Home Occupation subcommittee---Ken Grisewood

****Township Committeemen/LUB Member Wilhelm to discuss state Law re Certificate of Insurance and identification of Home Occupations in Holland Township R1 and R5 zones.

New Business

Completeness Review

Resolution

Block 13 Lot 23 – Old Farm Road – Variance-Direct the issuance of a building permit for a lot not abutting a public street and variances for The frontage and the driftway width and traveled width requirements for lots on drift ways – approved by BOA for Lawrence Seibel July 29, 2020 sold to Craig and Rachel Bailey in June of 2021. One year extension requested – granted December 12, 2022

Public Hearings

Block 26 Lot 27 – 105 Riegelsville Rd – Davina Lapczynski – Received into our office June 22, 2022 – The 45-day completeness deadline is July 11, 2022. Deemed Complete July 11, 2022. Public Hearing scheduled for August 8, 2022. Applicant granted an extension to the September 12, 2022 meeting (email 071822), then to October 10, 2022 (email 082622), then to November 14, 2022. (email 092122), then to December 12, 2022 (email 102822), then to January 9, 2023 (email 120622) and to February 13, 2023 (email 010323) . Board Action needed February 13, 2023

Sub-Committee Status and Updates

Public Comment

Executive Session

Adjourn