

Holland Township Land Use Board

Agenda

February 12, 2024

(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)

Chairman: “I call to order the February 12, 2024 Regular 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 21, 2023 edition of the Hunterdon County Democrat
3. And faxing to the Express-Times for informational purposes only.

Chairman: Please recite the Pledge of Allegiance.

Chairman: We have appointments and re-appointments to swear in:
(Determined January 16, 2024 at the Township Committee Reorganization meeting)

2024 JOINT LAND USE BOARD

	CLASS	TERM EXPIRES
Ryan Preston	IV	12/31/2026
Bill Ethem	IV	12/31/2027

ALTERNATE CLASS IV #1 (2 year term):

Joe Cinquemani		12/31/2025
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ALTERNATE CLASS IV #2 (2 year term):

Kelley O’Such		12/31/2025
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ALTERNATE CLASS IV #3 (2 year term):

Peter Kanakaris		12/31/2024
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ALTERNATE CLASS IV #4 (2 year term):

vacant		12/31/2024
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Chairman – congratulations to all

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 Litigation Attorney: **Mayor Discussion**
(Attorney John Gallina has handled Litigation Holland Solar Farm since 2021)

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.**

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 11, 2023 and January 9, 2024 meeting and to approve the minutes as recorded.

New Business

Block 24 Lot 13 – Huntington Knolls LLC – Extension of the Final Approvals for Phases 2 and 3 of the overall project. The request is for a 2 year extension. Board Action Needed.

Old Business

Completeness Review

Block 2 Lot 1.02 – 10 Mill Road – Holland Solar Farm LLC – Amended Final Site Plan – Received into the office November 15, 2023. The 45-day deadline is December 30, 2023. Deemed incomplete December 11, 2023. Resubmitted paperwork January 22, 2024 via email and hard copy delivered to the office for completeness review February 12, 2024. If deemed complete February 12, 2024 then public hearing February 12, 2024.

Resolution

Report of the Land Use Board Attorney for 2023 – approved at the LUB Meeting of January 8 2024 – Land Use Board Attorney Bernstein authorized to prepare a resolution memorializing action – Board Action Required as this needs to be submitted to the Township Committee.

Public Hearings

Block 26 Lot 27 – 105 Riegelsville Rd – Davina Lapczynski – Variance. 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) then to February 13, 2023 (email 010323) then to March 13, 2023 (email 020723), to April 10, 2023 (email 030623), to May 8, 2023 (email 040523), to June 12, 2023 (email 050323), to July 10, 2023 (email 052223), to August 14, 2023 (email 070523) to September 11, 2023 (email 080423,) ,October 9, 2023 (email 090723) , November 13, 2023 (email 10/06/23), December 11, 2023 (email 11/08/23), to January 8, 2024 (email 12/01/23), to

February 12, 2024 (email 01/03/24) and to March 11, 2024 (email 02/01/24). Board Action needed March 11, 2024

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Sub-Committee Status and Updates

Highlands Subcommittee – Mike Keady

Home Occupation subcommittee---Ken Grisewood

Public Comment

Executive Session

Adjourn