

Holland Township Land Use Board

Agenda

September 9, 2024 (revised)

(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 September 9, 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: 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 August 12, 2024 meeting and to approve the minutes as recorded.

New Business

Old Business

- Block 25 Lot 45 – 535 Milford Frenchtown Road – Applicant Paul and Kathleen Thompson – **EXTENSION REQUEST - FOR A VARIANCE TO DIRECT THE ISSUANCE OF A BUILDING PERMIT FOR A LOT NOT ABUTTING A PUBLIC STREET AND FOR VARIANCES FROM THE FRONTAGE AND THE DRIFTWAY MAINTENANCE REQUIREMENTS FOR LOTS ON DRIFTWAYS FOR** – approved by BOA for Lawrence Seibel July 29, 2020 sold to Craig and Rachel Bailey in June of 2021 granted October 27, 2021. Letter August 14, 2024 extension request to allow transfer of the approved variance to a new owner. Board Action Needed.

Completeness Review

- Block 24 Lots 3, 13 and 13.02 – Milford Warren Glen Road – K. Hovanian at Huntington Knolls LLC - Amended Site Plan with variance – **TOD – TBD when application is deemed complete – Mr. Bernstein** . Received into the office July 22, 2024. The 45-day completeness deadline is September 5, 2024. Deemed incomplete August 12, 2024. Board Action Needed

Resolution

Public Hearings

1. Block 26 Lot 27 – 105 Riegelsville Rd – Davina Lapczynski – Variance. **TOD – October 31, 2024.** 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), November 14, 2022. (email 092122), December 12, 2022 (email 102822), January 9, 2023 (email 120622), February 13, 2023 (email 010323), March 13, 2023 (email 020723), April 10, 2023 (email 030623), May 8, 2023 (email 040523), June 12, 2023 (email 050323), July 10, 2023 (email 052223), August 14, 2023 (email 070523), September 11, 2023 (email 080423), October 9, 2023 (email 090723), November 13, 2023 (email 10/06/23), December 11, 2023 (email 11/08/23), January 8, 2024 (email 12/01/23), February 12, 2024 (email 01/03/24), March 11, 2024 (email 02/01/24), April 8, 2024 (email 02/29/24), May 13, 2024 (email 04/01/24), June 10, 2024 (email 05/01/24), **Updated the Board 051324** that the NJDEP approved the garage proposal in the proposed location. Public hearing June 10, 2024, July 8, 2024 and to September 9, 2024 – no additional notice needed. **Board Action needed.**

- Block 24 Lots 3, 13 and 13.02 -- Milford Warren Glen Road – K. Hovanian at Huntington Knolls LLC - Amended Site Plan with variance – **TOD**. Received into the office July 22, 2024. The 45-day completeness deadline is September 5, 2024. Deemed incomplete August 12, 2024. If deemed complete September 9, 2024 then the Public Hearing will be October 14, 2024.

Sub-Committee Status and Updates

- Highlands Subcommittee – Mike Keady/Mayor Bush

Training

Land Use Board Stormwater Mandatory Training – Engineer Wisniewski

Public Comment

Executive Session

Adjourn