

Holland Township Land Use Board
Minutes of the Regular Meeting

August 12, 2024 (regular)

(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 Martin: “I call to order the August 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 Martin asked all to recite the Pledge of Allegiance

Identification of those at the podium for the recording

Present: Dan Bush , Melanie Campbell, Bill Ethem, Ken Grisewood, Peter Kanakaris, Michael Keady, William Martin, Mike Miller, Nickolas Moustakas, Anthony Roselle (sworn in below), Kelley O’Such, Board Attorney Eric Bernstein, Board Engineer Ian Hill, Board Planner/HT Highlands Council Subcommittee Planner Darlene Green, and Maria Elena Jennette Kozak, Land Use Administrator.

Absent: Joe Cinquemani, Ryan Preston, Scott Wilhelm, Board Conflict/Special Projects Engineer Richard Roseberry/Paul Sterbenz/Adam Wisniewski, Board Conflict/Special Projects Engineer Bryce Good, Board Conflict/Special Projects Planner Kendra Lelie, Attorney John Gallina as Land Use Board Special Litigation Counsel in the matter of Mill Road Solar Project, LLC et als. V CEP Solar LLC et. als., Appellate Docket #A-3063-21: Law Division Docket #L-2029-19.

Let the record show there is a quorum.

Minutes

A motion was made by Ken Grisewood and seconded by Peter Kanakaris to approved the minutes of June 10, 2024 and July 8, 2024 as presented. At a roll call vote, all present voted in favor of the motion with Anthony Roselle abstaining from the June 10, 2024 approval. Motion carried.

Old Business:

There was no Old Business scheduled at this time.

New Business:

- Trust Fund Application – Municipal Endorsing Resolution - - Holland Township will be applying for the Municipal Park and Recreation Grant Program to do: *Concrete Revitalization of the Riegel Ridge Community Center Pool*. At the Township Committee meeting of August 6, 2024, the resolution mentioned above was adopted. The Township Committee referred the Application and Resolution to the Land Use Board for the August 12, 2024 meeting for a consistency with the Master Plan review. **THIS IS NOT A TRADITIONAL REVIEW FOR THE PLANNER TO WEIGH IN!** The application at the top of page 3 asked ***“Is the project consistent with the Municipal Master Plan and/or Open Space Recreation plans? If yes, provide Municipal Master Plan/Open Space Recreation plan page reference/citation.”*** This is NOT a Planner review. – Board Action Needed – Attorney Bernstein


Attorney Bernstein explained that the township is seeking a grant and that the Board is tasked with a consistency review and citing the Municipal Master Plan/Open Space Recreation plan page reference. Attorney Bernstein supports that this is consistent with the Master Plan but that the Township Committee will be citing the page when filling in the form. A motion was made by Ken Grisewood and seconded by Peter Kanakaris stating that the request is consistent with the Master Plan and Open Space Recreation Plan. At a roll call vote, all present were in favor of the motion. Motion carried. Land Use Administrator is instructed to send a memo to the Township Committee regarding the consistency review with the reminder that they will cite the page upon review for the grant submittal.

Completeness Review

- Block 24 Lots 3, 13 and 13.02 -- Milford Warren Glen Road – K. Hovnanian 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.
Board Action Needed

A professional review is an advisory review and submitted for the board to accept some, none or all the recommendations in the report. Land Administrator Kozak has modified the submitted reviews for the minutes. Hard Copies of all report(s) can be viewed in their entirety in the application file.

MEMORANDUM

TO: Holland Township Land Use Board
FROM: Ian L. Hill, PE 
Land Use Board Engineer
DATE: August 12, 2024

SUBJECT: **K Hovnanian @ Huntington Knolls, LLC**
Amended Preliminary and Final Site Plan w/Variations
Completeness Review #1
Block 24, Lots 3, 13 and 13.02
423 Milford Warren Glen Road (Hunterdon County Route 519)
VCEA File # 5999014

Documentation:

The following documents have been submitted for review:

- A. Set of drawings entitled “Amended Preliminary and Final Major Site Plan Huntington Knolls Development– Lots 3, 13 & 13.02, Block 24 – Township of Holland, County of Hunterdon, State of New Jersey”, sixty (60) sheets total, prepared by Suburban Consulting Engineers, Inc. (SCE) (Brian M. Duddy, PE & Erin M. Abline PE), dated July 22, 2024, unrevised;
- B. Survey documents entitled “Topographic Survey – K. Hovnanian Huntington Knolls – Block 24, Lot 3 & Lot 13 – Township of Holland, Hunterdon County, New Jersey”, five (5) sheets total, prepared by SCE (Joseph D. Phil, PLS), dated July 17, 2024, unrevised;
- C. Set of 11x17” Architectural drawings entitled “Huntington Knolls :: Proposed Product”, seven (7) pages total, prepared by K Hovnanian Companies (Joseph Lipanovski, RA), dated July 22, 2024;
- D. Set of 11x17” documents entitled “Community Signage”, eleven (11) pages total, prepared by Community Launch Creative, unattributed and undated;
- E. Letter report referenced “Circulation and Parking Assessment – Huntington Knolls Development Project – Block 24 – Lots 3, 13 & 13.02, prepared by Dynamic Traffic (Justin Taylor, PE, PTOE and Nick Verderese, PE) dated July 22, 2024;
- F. Letter to Land Use Board from SCE referenced “Site Plan Checklist Waiver Requests” dated July 22, 2024;
- G. Letter to Land Use Board from SCE referenced “Overall Compliance Statement” dated July 22, 2024;
- H. Letter to Land Use Board from SCE referenced “Previous Resolutions of Compliance Response Letter.” dated July 22, 2024;
- I. Development Application Package Including:
 - Planning Board & Board of Adjustment Application Form with “Addendum to Application of K Hovnanian at Huntington Knolls, LLC for Amended Site Plan Approval of Phases II, III and IV with “D(6)” and “C” Variance Relief”;
 - Highlands Land Use Application Form with “Addendum to Application of K Hovnanian at Huntington Knolls, LLC for Amended Site Plan Approval of Phases II, III and IV with “D(6)” and “C” Variance Relief”;
 - Completed Preliminary Major Site Plan Checklist;
 - Completed Final Major Site Plan Checklist;
 - Completed Fee Calculation Form;
 - Escrow Agreement
 - Site Walk Authorization
 - Certification of Ownership
 - Disclosure of Ownership – K Hovnanian
 - Confirmation that Tax and Sewer Payments are Current

Summary:

Pursuant to the addenda submitted with the Land Use Board and Highlands Land Use applications, the applicant is a Contract Purchaser with the Owner (Vincent Jiovino, Jr.) for Phases III and IV of the 5-phase Huntington Knolls Development within the PCD/PSV (Planned Commercial Development/Planned Senior Village Development) Zoning District located at Block 24, Lots 3, 13 and 13.02. A previous Preliminary and Final Major site plan approval was issued for this development pursuant to a resolution dated February 11, 2019 as amended by a subsequent resolution dated April 8, 2019. Subsequent to these approvals, the applicant/owner requested and received approval extensions, which appear to expire for all phases of the project February 11, 2026. The project also has an extensive history before the Holland Township Planning and Zoning (now Land Use) Boards dating back to 2003 or earlier. Discussion of the entire project history is deferred to the applicant, should the Board wish to hear same.

In addition to amended site plan approval, the applicant is also seeking “D” variance relief for building height, which exceeds the maximum permissible in the zone by 10 feet or 10% and design waivers for the proposed roof pitch in excess of the maximum permissible 6 on 12 required.

I have reviewed the documents submitted and offer the following for the Board’s consideration. These comments are solely related to the status of the project with respect to compliance with all of the Township Checklist items pertaining to Preliminary and Final Major Site Plan approvals. A Technical Review will be performed once the application is deemed complete and scheduled for a hearing.

1.0 Site Plan

1.01 The following Site Plan Checklist items have been determined to be incomplete:

- Preliminary Site Plan Checklist Item D-14 (**Final E-14**) requires the submission of a Freshwater Wetlands Letter of Interpretation for the tract, including any maps referenced by the L.O.I. This information was not submitted and is incomplete. **In addition to the LOI, copies of any permits and associated mapping issued by NJDEP Land Use shall be submitted.**
- Preliminary Site Plan Checklist Item D-15 (**Final E-15**) requires the submission of a Flood Hazard Area Permit issued by the NJDEP. The checklist indicates that it was submitted but was not received and is incomplete. **Any permits or verifications or applicability determinations applied for and received shall be provided.**
- Preliminary Site Plan Checklist Item D-17 (**Final E-17**) requires copies of any covenants, deed restrictions or exceptions to be provided. **A copy of the Title work for the tract shall be provided.**
- Preliminary Site Plan Checklist Item D-27 (**Final E-28**) requires the Tax Map Sheet for the tract to be provided. **The plans shall be updated to identify Tax Map Sheet 24.**
- Preliminary Site Plan Checklist Item D-36 (**Final E-37**) requires the Key Map show the correct names of all streets and roads in the vicinity. **The key map doesn’t identify any road names and shall be updated to comply.**
- Preliminary Site Plan Checklist Item D-38 (**Final E-39**) requires an Owner’s signed certification to be provided. An unsigned signature line for the owner is provided on Sheet 1 but doesn’t include a certification. **I recommend that the certification be provided on Sheet 1 and that the applicant request a temporary waiver from providing the signature until resolution compliance.**
- Preliminary Site Plan Checklist Item D-39 (**Final E-40**) requires an accuracy certification by the plan preparer. **I recommend this be added to Sheet 1.**
- Preliminary Site Plan Checklist Item D-40 (**Final E-41**) requires the Site Plan to be signed by the Surveyor or accompanied by a signed Boundary Survey and requires a survey certification as well. The submitted survey is only topographic and doesn’t contain boundary information. The Overall Existing Conditions and Demolition Plan is signed by the project engineers and does not contain the survey certification. **I recommend this plan be revised to bear the surveyor’s signature and incorporate the required certification.**
- Preliminary Site Plan Checklist Item D-43 (**Final E-44**) requires all survey monumentation to be shown on the plans. **This information shall be added to the Existing Conditions Plan.**
- Preliminary Site Plan Checklist Item D-46 (**Final E-47**) requires the location and size of all existing and proposed easements be shown on the plan. **Provide the areas (in acres) of the riparian conservation areas shown as existing. Also, if the property is not to be consolidated into a single tract, an access easement to Lot 13.02 will likely be required over both Lots 3 and 13. The existing access easements should be provided under the Title Search Item D-17.**
- Preliminary Site Plan Checklist Items D-49 and D-50 (**Final E-50 and E-51**) requires the architectural floor plans and elevations for all proposed buildings. **It is requested that these drawings for the affordable units be provided at this time.**
- Preliminary Site Plan Checklist Item D-52 (**Final E-53**) requires spot grade elevations at all building corners.

- Preliminary Site Plan Checklist Item D-53 (**Final E-54**) requires floodways and flood hazard areas to be shown. **If none exist, a note to that effect shall be provided along with the source of that determination, i.e. NJDEP Applicability Determination or FEMA DFIRM mapping.**

1.02 The applicant has requested a waiver from the following Checklist requirements:

- Preliminary Site Plan Checklist Item D-7 (**Final E-7**) which requires the preparation of an Environmental Impact Assessment. **As one has already been submitted with previous iterations of the development and the proposed disturbances are lessened from the standpoint of environmental areas, the Board may consider granting this waiver.**
- Preliminary Site Plan Checklist Item D-9 (**Final E-9**) which requires a receipt confirming the submission to the Hunterdon County Planning Board. **Given the fact that this is an amendment, I would suggest to the Board granting a temporary waiver of this requirement and making outside agency approval a condition of any favorable Board action on this application.**
- Preliminary Site Plan Checklist Item D-10 (**Final E-10**) which requires a receipt confirming the submission to the Hunterdon County Health Department. **Given the fact that this is an amendment, I would suggest to the Board granting a temporary waiver of this requirement and making outside agency approval a condition of any favorable Board action on this application.**
- Preliminary Site Plan Checklist Item D-11 (**Final E-11**) which requires a receipt confirming the submission to the Hunterdon County Soil Conservation District. **Given the fact that this is an amendment, I would suggest to the Board granting a temporary waiver of this requirement and making outside agency approval a condition of any favorable Board action on this application.**
- Preliminary Site Plan Checklist Item D-13 (**Final E-13**) which requires an Impact Assessment of Water Supply. **As this project will be served by public sewer and water, I recommend the Board grant a permanent waiver of this item.**
- Preliminary Site Plan Checklist Item D-18 (**Final E-18**) which requires all deeds with metes and bounds descriptions for all existing lots, proposed lots and remaining lands, as well as any proposed easement descriptions. **I recommend that the applicant provide testimony to the Board regarding the intended disposition of the three properties that comprise the overall tract. If they are to remain separate from each other, then the Board could consider granting a permanent waiver from submitting the deeds and descriptions for the existing lots and the requirement for proposed lots would be moot. However, the requirement for proposed easement descriptions and instruments should be granted a temporary easement only, to be addressed at the time of resolution compliance should the Board act favorably on this application.**
- Preliminary Site Plan Checklist Item D-67 (**Final E-68**) which requires the applicant to submit a Storm Water Management Plan. The applicant has submitted a Compliance Statement that says that the project should remain under the Stormwater regulations in place at the time of the previous approval and that there have been de minimis changes that would not impact the suitability of the previous design. **I believe the underlying statement to be correct, but I defer to the Board Attorney on what the ramifications are with Amending a Preliminary approval when a major change to the State stormwater rules occurs after the original approval. The applicant shall provide testimony on when the Stormwater Design was approved and what rules were in place at that time.**

As a residential project, this is subject to the requirements of the State Stormwater rules at N.J.A.C. 7:8 under the Residential Site Improvement Standards at N.J.A.C. 5:21 and not the Township Stormwater Control Ordinance.

If, as expected, the previous standards in effect continue to govern, the applicant shall, at a minimum, provide a copy of the approved SWM Plan and an as-built survey to highlight the potential changes to the hydraulics of the basin and outlet structure based on volume and elevations. The applicant shall also submit a copy of the approved Stormwater Management Maintenance Plan that was approved under the previous amendment.

1.03 The Applicant has listed Preliminary Checklist Item D-20 (**Final E-21**) requiring a Highlands Resource Review as “not applicable” but has also submitted a Highlands Land Use application. **The applicant shall provide clarification through testimony.**

If the Board agrees with the above, then they should take the corresponding action:

- **Find the following items incomplete:**
 - **D: 14,15, 17, 27, 36, 38, 39, 40, 43, 46, 52, 53**
 - **E: 14, 15, 17, 28, 37, 39, 40, 41, 44, 47, 53** (Affordable Floor Plans and Elevations were only a request)
- **Grant the following waivers (permanent unless stated otherwise):**
 - **D: 9-11 (temporary), 13, 38 (temporary partial waiver)**
 - **E: 9-11 (temporary), 13, 39 (temporary partial waiver)**
- **Consider the following waiver requests: D-7, E-7 ; D-18, E-18**
- **Reject the following waiver request: D-67, E-68**
- **Discuss the Highlands status of this development and the need for Highlands Resource Review – if favorable to applicant, no action required. Otherwise, deem D-20 and E-21 “incomplete”.**

This concludes my comments on the current submission. I will attend the Board meeting on August 12, 2024, to provide input to the Board on this report and any testimony provided by the Applicant at that time.

Applicants Attorney Gruenberg and Attorney Seibold are present. There were three lots. Hovanian will own Lot 13.02 but wanted to make a few changes to the plan which is why they are before the board with an amended site plan. Applicant's engineer Brian Duddy is present and reviewed the Engineer's memo with the board addressing checklist items outlined with this overview being provided:

D53/E54 – Engineer Duddy responded that he would add to the plan.

D7/E7 – no disturbance is proposed. A permanent waiver can be granted.

D9/E9, D10/E10, D11/E11 - temporary waiver for completeness with condition of the approval – outside agency approval

D13/E13 – permanent waiver as no septic and no wells are on the plans.

D18/E18 – temporary waiver – the lots should be separate; deeds part of condition of approval with deed restrictions.

D67/E68 – There is an approval on file for the project however with the submittal of the amended site plan stormwater conversations need to take place. Attorney Bernstein stated that testimony needs to be given at the hearing. Temporary waiver.

D14/E14 – This needs to be submitted to the board

D15/E15 – Engineer provided this – no revision needed

D17/E17 – Engineer provided this – no revision needed

D27/E28, D36/E37, D38/E39, D39/E40, D40/E41, D43/E44 – temporary waivers for completeness with revisions to be for technical review

D46/E47 – incomplete – should be identified and provide title search

D49 and D50/E50 and E51 – temporary waiver– Engineer and Planner spoke and the board needs to see this.

D52/E53 – Incomplete – temporary waiver - Prior approvals were given however more information from prior submittal is requested. Applicant agrees to supply.

Stormwater needs to be addressed at the hearing. As built need to be provided. Highlands Land Use application needs to be addressed during testimony. The Highlands Council said exempt but they will provide support. Land Use Administrator Kozak said she sent the application to the Highlands Council as FYI.

Attorney Bernstein reminded the board that Board Engineer Hill and Board Conflict Planner Lelie need time to review everything. The applicant can resubmit what was outlined at this meeting for consideration at the next scheduled meeting for completeness and then if complete the applicant can appear on the October agenda for a public hearing. The technical review will be provided by both professionals for a public hearing. Attorney Gruenberg agrees to the extension to move forward.

Member O'Such asked if the board would be taking action on completeness this evening? He stated that the applicant provided a good explanation of where and what is provided.

Member Kanakaris stated that there is a lot of heavy lifting for the applicant and there is a holiday in the middle of this. He suggested deeming the application incomplete with the applicant on the September agenda for completeness and that the applicant knows exactly what is needed for completeness.

Attorney Bernstein reiterated that the public hearing should not take place until October for our board professionals to have adequate time to review for completeness and then for the technical review for the public hearing. Again, there is a lot of history and materials to review.

Member Ethem suggested deem complete with revisions for professionals to weigh in on but the end determination has to be that of the board. A few other members weighed in with more comments about allowing the board professionals to make determinations however the board was reminded that it is the board who deems complete and incomplete.

Attorney Bernstein asked Attorney Gruenberg and Attorney Seibold if KHOV, the applicant, was interested in attending an Environmental Commission meeting if the EC was interested in having them attend a meeting. Member Keady, also the Environmental Commission Chairman responded yes and Attorney Seibold said she would stay in touch with Land Use Administrator Kozak.

Motion was made by Kelley O'Such and seconded by Peter Kanakaris to deem this application incomplete until the board engineer establishes that it moves to complete, that the applicant is back before the board in September for completeness and that the public hearing will be in October all with the granting of temporary waivers outlined now and again in September. At a roll call vote, All present were in favor of the motion. Motion carried. The next scheduled Land Use Board meeting is September 9, 2024.

Resolution

- Block 13 Lot 23 – Old Farm Road – **EXTENSION REQUEST** -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 driftways – approved by BOA for Lawrence Seibel July 29, 2020 sold to Craig and Rachel Bailey in June of 2021. 1 year extension requested/granted: July

29, 2023 and July 8, 2024. Board granted extension and authorized Attorney to prepare a resolution. Board Action Needed to memorialize the resolution. The following was presented for consideration:

**HOLLAND TOWNSHIP LAND USE BOARD
RESOLUTION AUTHORIZING ONE (1) YEAR EXTENSION TO PRIOR APPROVALS
BLOCK 13, LOT 23; (OLD FARM ROAD)**

WHEREAS, the Applicants, Craig D. Bailey and Rachel L. Bailey (the "Applicants") have applied to the Holland Township Land Use Board (the "Board") for an extension of variance approval previously granted; and,

WHEREAS, the property is located on Old Farm Road on the official tax maps of Holland Township as Block 13 Lot 23 (the "Property"); and,

WHEREAS, the request for an extension was considered by the Board at its meeting of July 8, 2024; and,

WHEREAS, the Applicants appeared before the Board at the Board meeting of July 8, 2024 to request a one (1) year extension of prior Board approval at the Property; and,

WHEREAS, the Board, after considering the request, the supporting documents and the testimony of and by the Applicant, has made the following finding of fact and conclusions:

1. All prior Resolutions regarding this Application are hereby incorporated by reference as if set forth at length herein.
2. The Property concerning the application is located on the official tax maps of Holland Township as Block 13, Lot 23 and is located on Old Farm Road.
3. The Applicants seek a one (1) year extension of prior variance approval granted by the former Holland Township Board of Adjustment (the "Board of Adjustment").
4. By way of background, by Resolution adopted by the Board of Adjustment on July 29, 2020 (Resolution 2020-00), Lawrence Siebel was granted variance approval, pursuant to N.J.S.A. 40:55D-36, with conditions, in order to obtain a building permit to build a residence on a lot not abutting a public road, together with related bulk variances. One of the conditions of approval (Condition 2Q) required that the variance relief granted would expire unless the construction or alteration permitted by the variance relief was actually commenced within three (3) years of the date of the Resolution, which would be by no later than July 29, 2023.
5. Thereafter, the Applicants sent correspondence to the Board, dated November 3, 2022, regarding the extension request, which was discussed at the November 14, 2022 Board meeting. The Board requested that the Applicants personally appear to discuss the extension request.
6. Mr. and Mrs. Bailey appeared at the December 12, 2022 Board meeting. They stated that they had purchased the property from Lawrence Siebel, the original applicant, in June 2021. They requested an extension of one (1) year, to July 29, 2024, to commence work.
7. According to Mr. Bailey at that time, he could not obtain a building permit until various

conditions of the Resolution were satisfied. He stated that they intend to construct a home on the property and to reside there. He advised the Board that he wanted to work on satisfying the conditions in 2023 so that he can start building the residence in 2024. At that time, he had estimated the home construction will take approximately one (1) year to complete.

8. The Board granted the one (1) year extension on February 13, 2023 for the extension to run until July 29, 2024.

9. Mr. and Mrs. Bailey then sent correspondence to the Land Use Board, dated June 28, 2024, requesting an additional one (1) year extension to the variance relief, which would extend the relief through July 29, 2025.

10. Mr. and Mrs. Bailey appeared at the July 8, 2024 Board meeting to discuss the one (1) year extension request. The Applicants advised that, due to current supply chain issues and the time necessary to design the home, obtain approvals and complete the improvements to the driveway on the Property, as required by the variance, they believed that those preconditions necessary to obtaining the appropriate construction permits would not be completed by the July 29, 2024 deadline.

11. There was no public comment presented.

12. Based on the testimony of the Applicants, the Board finds that the request for an additional one (1) year extension is reasonable. As noted above, Mr. and Mrs. Bailey were not the original applicants and purchased the property in June 2021, nearly a year after the Resolution was adopted, leaving limited time to satisfy the conditions and begin construction given the current state of supply chain issues. They intend to satisfy the numerous conditions in the Resolution, obtain a building permit and commence construction to build a home on the Property, where they will ultimately reside.

NOW, THEREFORE, BE IT RESOLVED BY THE LAND USE BOARD OF HOLLAND TOWNSHIP, County of Hunterdon, State of New Jersey, as follows:

1. The Land Use Board hereby grants a one (1) year extension of the approvals provided to Mr. Craig D. Bailey and Rachel L. Bailey through July 29, 2025.
2. The conditions of the approval in the prior Resolutions concerning this property/development, including any and all prior Resolutions of Township Board authorizing extensions to said approval(s) and the underlying approval(s) themselves shall continue in full force and effect as applicable.

A motion for the adoption of the within Resolution was made by _____ and seconded by _____.

Land Use Board Roll Call Vote

Board Member	Motion	Second	Ayes	Nays	Abstain	Absent/Ineligible
Michael Keady						
Scott Wilhelm						
Ken Grisewood						
Joe Cinquemani						

Nickolas Moustakas						
Bill Ethem						
William Martin, Chair						
Ryan Preston						
Dan Bush						
Kelly O'Such (Alt)						
Peter Kanakaris (Alt.)						
Anthony Roselle (Alt)						
Melanie Campbell (Alt.)						

Motion carried.

The foregoing Resolution was duly adopted by the Holland Township Land Use Board at a regular meeting held on August 12, 2024.

ATTEST:

Maria Elena Jennette Kozak, Secretary
Holland Township Land Use Board

William Martin, Chairperson
Holland Township Land Use Board

I certify that the above Resolution is a true copy of the Resolution passed by the Township of Holland Land Use Board on August 12, 2024.

Maria Elena Jennette Kozak
Land Use Board Secretary
Holland Township

Date signed: _____, 2024.

A motion was made by Dan Bush and seconded by Peter Kanakaris to approved the resolution prepared by Attorney Bernstein. At a roll call vote, all present were in favor of the motion. Motion carried.

- **ORDINANCE 2024-13 -Introduction/First Reading June 18, 2024 with Second reading and Public Hearing set for July 17, 2024. ORDINANCE TO AMEND CHAPTER 100 - PART 3 OF THE CODE OF THE TOWNSHIP OF HOLLAND ENTITLED "STORMW ATER MANAGEMENT" TO REFLECT AMENDMENTS TO THE NEW JERSEY STORMWATERMANAGEMENT RULES AT N.J.A.C. 7:8, ADOPTED JULY 17, 2023** (see ordinance for details) - Board reviewed for consistency with Master Plan (not inconsistent) and authorized Attorney to prepare a resolution. Board Action Needed to memorialize the resolution.

**HOLLAND TOWNSHIP LAND USE BOARD
RESOLUTION REGARDING MASTER PLAN CONSISTENCY AND RECOMMENDING THE
ADOPTION OF ORDINANCE NO. 2024-13**

WHEREAS, the Township of Holland (“Township”) is considering amending Chapter 100, Part 3, entitled Stormwater Management, of the Township Code and the Township Committee has referred Ordinance No. 2024-13 to the Land Use Board for its master plan consistency review and recommendation; and,

WHEREAS, the Land Use Board reviewed proposed Ordinance No. 2024-13 and conducted a discussion of same at its meeting on July 8, 2024, in accordance with the Municipal Land Use Law; and,

WHEREAS, the proposed Ordinance amendment is based upon the State of New Jersey having recently amended its Stormwater Management Rules at N.J.A.C. 7:8, which such amendment to the rules requires municipalities in the State of New Jersey to amend their Stormwater Management Ordinances to align with the updated Stormwater Management Rules at N.J.A.C. 7:8; and,

WHEREAS, after review and discussion of same, the Land Use Board finds that the proposed Ordinance is consistent with the Township Master Plan and recommends the adoption of same by the Township Committee in accordance with law.

NOW, THEREFORE, BE IT RESOLVED BY THE LAND USE BOARD OF HOLLAND TOWNSHIP, County of Hunterdon, State of New Jersey that the Land Use Board hereby finds that Ordinance No. 2024-13 is consistent with the Township’s Master Plan and hereby recommends the adoption of same by the Township Committee in accordance with law.

A motion for the adoption of the within Resolution was made by _____ and seconded by _____.

Land Use Board Roll Call Vote

Board Member	Motion	Second	Ayes	Nays	Abstain	Absent/Ineligible
Michael Keady						
Scott Wilhelm						
Ken Grisewood						
Joe Cinquemani						
Nickolas Moustakas						
Bill Ethem						
William Martin, Chair						
Ryan Preston						
Dan Bush, Mayor						
Kelly O’Such (Alt)						
Peter Kanakaris (Alt.)						
Anthony Roselle (Alt)						
Melanie Campbell (Alt.)						

Motion carried.

The foregoing Resolution was duly adopted by the Holland Township Land Use Board at a regular meeting held on August 12, 2024.

ATTEST:

Maria Elena Jennette Kozak, Secretary
Holland Township Land Use Board

William Martin, Chairperson
Holland Township Land Use Board

I certify that the above Resolution is a true copy of the Resolution passed by the Township of Holland Land Use Board on August 12, 2024.

Maria Elena Jennette Kozak
Land Use Board Secretary
Holland Township

Date signed: _____, 2024.

A motion was made by Kelley O’Such and seconded by Nickolas Moustakas to approve the resolution as prepared by Attorney Bernstein. At a roll call vote, all present were in favor of the motion. Motion carried.

Public Hearings

- 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.**

Sub-Committee Status and Updates:

Holland Township Highlands Council Subcommittee – Mike Keady and Dan Bush – No real updates as all is quiet with the mention that updates to the Highlands Land Use maps is something that is being reviewed.

Public Comment

There were no members of the public present for public comment at this time.

Executive Session

There was no Executive Session scheduled at this time.

Housekeeping:

There was no Housekeeping scheduled at this time.

Adjournment

Kelley O'Such made a motion to adjourn. Motion approved. The meeting ended at 8:00 p.m.

Respectfully submitted,

Maria Elena Jennette Kozak

Maria Elena Jennette Kozak
Land Use Administrator