

GREEN TOWNSHIP LAND USE BOARD MINUTES

REGULAR MEETING, December 14, 2017

CALL TO ORDER: The December 14, 2017 regular meeting of the Land Use Board was called to order, by Mr. Scott Holzhauser, Chairman, at 7:00pm. He then led everyone in the PLEDGE OF ALLIGIANCE, followed by the recitation of the OPEN PUBLIC MEETING STATEMENT.

ROLL CALL: Present: Mr. Joseph Cercone, Mr. Jim Chirip, Mr. Jim DeYoung, Mrs. Sharon Mullen, Mr. Mike Muller, Mr. Jeff Wilson, Mr. Rick Wilson and Mr. Scott Holzhauser.

Members Absent: Mrs. Marie Bilik, Mr. Dan Conkling, Mr. Watson Perigo, Mr. Mike Viersma and Mr. Dennis Walker

Motion was made to excuse the absent members by Mr. Chirip and seconded by Mr. J. Wilson.
No Discussion. All in Favor. Motion Carried.

Also present: Mr. David Brady, Board Attorney

MOTION TO APPROVE MINUTES:

Land Use Board Minutes of November 9, 2017.

A motion was made by Mr. Muller to approve the minutes and was seconded by Mr. Cercone.

Abstain: Mr. Chirip, Mr. DeYoung, Mrs. Mullen, Mr. R. Wilson

No Discussion. All in Favor. Motion Carried

There was a question after the vote on the application number for Tranquility Farms as listed in the minutes. Kim will go back and make adjustments as needed.

RESOLUTIONS:

Application: LU#1714

Owner/Applicant: Tranquility Farms/ Larry Freeborn

Block 113 Lot 3 – Decker Pond Road

Action: Memorialize endorsement

Mr. Brady explained that we could not give an approval for this application but the Board still had the right to make sure everything was in accordance with our ordinances.

A motion was made to memorialize the endorsement for the Tranquility Farms Plan by Mr. Muller. It was seconded by Mr. Cercone.

Roll call vote: Mr. Cercone, Mr. Muller, Mr. Holzhauser.

No discussion. All in Favor. Motion Carried.

Application: LU#1709

Owner/Applicant: NJ Conference/7th Day Adventist

Block 34 Lot 18 – Decker Pond Road

Action: memorialize approval

Mr. Brady gave a brief description of what conditions were listed in the resolution.

A motion was made to memorialize the approval for the NJ Conference/7th Day Adventist by Mr. Muller. It was seconded by Mr. Cercone.

Roll call vote: Mr. Cercone, Mr. Muller, Mr. Holzhauser.

No discussion. All in Favor. Motion Carried.

NEW BUSINESS: None.

Initially on the agenda it was listed that the Board was to discuss the expansion of the non-residential zones. This was already discussed and the memo that was given to the Board by Jessica Caldwell was actually the final draft and not a preliminary one. This will be discussed further with the Master Plan re-examination in 2018.

No public present and Mr. Holzhauser closed the public portion of the meeting.

OLD BUSINESS: None

- **CHAIRMAN'S REPORT** – Mr. Holzhauser announced Mrs. Marie Bilik resign from the Land Use Board due to her election to the Green Township Board of Education. The Land Use Board is allowed one person that can be on both Boards and Mr. Joe Cercone is currently that member.

- **ATTORNEY'S REPORT** – Mr. Brady stated that he was working on a stop gap in the ordinance with regard to hospitals. He will be expanding the definitions of hospital and that they are expressly not permitted in certain areas. Mr. R. Wilson asked about a hospital being inherently beneficial. Mr. Brady explained that when something is "inherently beneficial" the positive criteria has automatically been met so then only the negative criteria is looked at. There are commercial zones in town where hospitals are permitted but the Board would like to keep them out of the residential zones. Mr. Brady will have it ready for the January Meeting.

Mr. Brady also spoke briefly about Right to Farm Act and local jurisdiction. He is working on an ordinance for this specific situation. Agricultural expansion through the AG Board would come to us as a courtesy so that the Board knows what the site plan looks like. This ordinance will be ready for the January meeting as well.

- **CORRESPONDENCE** - None

- **SECRETARY'S REPORT** – Kim announced there is a possible appeal that will be coming to the Board in January for a zoning permit that was issued in July. There was a stop work order issued by Mr. Dick O'Connor.

A motion was made to go into Executive Session to discuss matters of personnel at 7:21pm by Mr. DeYoung and seconded by Mr. J. Wilson

Roll call vote: Mr. Cercone, Mr. Chirip, Mr. DeYoung, Mrs. Mullen, Mr. Muller, Mr. J. Wilson, Mr. R. Wilson and Mr. Holzhauser.

No discussion. All in Favor. Motion Carried.

The Board came out of Executive Session at 7:36pm.

A motion was made to consider Cory Stoner of Harold E. Pellow & Associates for appointment as the Land Use Engineer at the reorganization meeting on January 11, 2018 by Mr. J. Wilson and seconded by Mr. R. Wilson.

Roll call vote: Mr. Cercone, Mr. Chirip, Mr. DeYoung, Mrs. Mullen, Mr. Muller, Mr. J. Wilson, Mr. R. Wilson and Mr. Holzhauser.

No discussion. All in Favor. Motion Carried.

Mrs. Mullen asked a question about the possible appeal but was told it would be discussed when the appeal is before the Board.

A Motion was made by Mr. Chirip to adjourn the meeting at 7:39pm and seconded by Mr. Muller.

All Ayes. No Discussion. Motion Carried.

Respectfully Submitted:
Kim Mantz, Land Use Board Secretary

A handwritten signature in black ink that reads "Kim Mantz". The signature is written in a cursive, flowing style.

Date Approved: 1.11.18