

GREEN TOWNSHIP PLANNING BOARD MINUTES

REGULAR MEETING, July 16, 2015

CALL TO ORDER: @7:10 PM, the Board Chairman, Scott Holzhauer **CALLED THE MEETING TO ORDER** and then led everyone in recitation of the **PLEDGE OF ALLEGIANCE**. Before reading the **OPEN PUBLIC MEETING** statement.

ROLL CALL: The Board Secretary, Desiree L. Dunn was asked to call the Roll finding Scott Holzhauer, Joseph Cercone, Eugene Bambara, Daniel Conkling, Jim Chirip, Watson Perigo, Richard Wilson, Michael Viersma, Alt. #1 and Michael Rose, Alt. #2 in attendance. Also present: Board Attorney, Lyn Aaroe, Esq. (7:22 PM); Board Engineer, John Miller, P.E.

MOTION TO EXCUSE ABSENT MEMBERS: Jason Rittie

- Chirip so moved. Conkling seconded. **VOICE VOTE:** All eligible members present voted "aye" in the affirmative. No abstentions. No objections. **Motion carried.**

MOTION TO APPROVE MINUTES:

- a. **From June 11, 2015 Changes requested:** None. The Chairman entertained a motion to approve.
- Conkling so moved. Chirip seconded. **ABSTAINED:** Perigo, Rose, Viersma and Wilson. **VOICE VOTE:** All eligible members present voted "aye" in the affirmative. No further abstentions. No objections. **Motion carried.**

RESOLUTIONS:

- a. **Application #: PB 1305b – CROSSED KEYS (Revised Page 25, as per Board Attorney's e-mail dated June 22, 2015 and finalized by e-mail dated July 14, 2015).** The Chairman explained the slight change made to ensure periodic construction progress reports. He entertained a motion to approve.
- Chirip so moved. Cercone seconded. **ABSTAINED:** Conkling. **ROLL CALL VOTE:** Rose – YES; Viersma – YES; Wilson – YES; Perigo – YES; Chirip – YES; Bambara – YES; Cercone – YES; and, Holzhauer – YES. No further abstentions. No objections. **Motion carried.**

NEW APPLICATIONS:

- a. @ 7:14 PM, the Board addressed Application #PB 1507: KERR, JOSHUA – DRIVEWAY APPEAL.

Property: Block 70, Lot 6 (9 Forest Road). **Representatives:** Joshua & Linda Kerr, as well as R. Henry Huelsebusch, P.E.

@ 7:15 PM, all parties were sworn in by the Chairman. Huelsebusch attested to his credentials and license.

DISCUSSION: Miller explained his initial review of the driveway application, resulting in his rejection dated 9-23-15. He explained his authority as spelled out in the driveway Ordinance and decision not to grant waivers because the plans originally proposed more significant construction in the public Right of Way. He was concerned that the design may set and unwanted precedent in a dense residential area. Now, the plans being presented for the Appeal depict a shorter retaining wall with 11 ft. wide parking on the edge of the road. From a planning perspective, the Board may waive the standards and then the Township Committee could decide to permit the wall, as newly designed. He described how the parking scenario might benefit the neighborhood and the Township could decide to later modify the Ordinance to allow such modifications. **Hausebusch** referred to his 6-9-15 letter to the Board and presented **Exhibit A-1, R. H.H. 7-16-15:** a colorized version of the plan supplied to the Board. He described the lot including the existing 25% sloped driveway from the road, plus the proposed parking area which could accommodate up to three (3) vehicles. From practical and safety standpoint, it's better for the homeowner and better for the community in that no longer will their off-road parking block the road. Perigo, the Road Super confirmed that it will be easier for his snow plows to have the cars off the road. The proposed parking area will be paved. The added impervious area will be off-set by the elimination of the existing driveway and replacing it with grass, seed and mulch. He noted that some type of barrier is called for in his plans like a guiderail, block or bollards, to be determined by the contractor. The Board questioned the width to which **Hausebusch** explained that it was predicated by the existing width of the travel way. He explained how the height of the wall cannot be over 4 ft. because higher walls would require engineering design and believes upon construction it might be less. **Miller** said he believes it is the best scenario to alleviate a difficult situation. The **Board Attorney** explained that the

Planning Board's function was to consider design waivers and thus enable the Township Committee to permit the structure with an appropriate maintenance agreement and/or easement. **Hauslebusch** testified that that his neighborhood examination revealed the Kerrs to have the steepest driveway. The Board questioned the estimated costs for this structure. The applicant explained it would cost more than \$20,000. The Chairman entertained a motion to grant waivers to all non-compliant driveway design requirements and regulations.

- **Chirip so moved. Conkling seconded. ROLL CALL VOTE: Rose – YES; Viersma – YES; Wilson – YES; Perigo – YES; Conkling – YES; Chirip – YES; Bambara – YES; Cercone – YES; and, Holzhauer – YES. No abstentions. No objections. Motion carried.**
- The **Board Secretary** requested the Board to consider instructing the Applicant to post additional escrow to provide more money to pay for new work going forward. The estimates received to date by Miller and Aaroe for a total of \$1010. She expressed concern about depositing \$510, or just enough to pay for this estimate against administrative policy, because said estimates did not include memorialization of the Resolution nor probable filing of deeds and/or easement work. **Miller** verified that the remaining money in the Driveway escrow should pay for future inspections. **Aaroe** said, at first, that his estimate did not include this additional work, however, in consultation with the Chairman he stated the Township Attorney will likely be instructed to handle all further review and actions. Thus, he said he will honor his initial \$800 estimate. **NO BOARD ACTION TAKEN.**
- The **Board Secretary** inquired if she should send a memo to the Township Committee. **This was confirmed.**
- **Hanslebusch** inquired about procedures going forward and was advised that with two Board members also serving as Committeemen, the applicants would not need their engineer. **The Board Secretary agreed to forward Exhibit A-1, R. H.H. 7-16-15 to the Township Committee for their August 10th meeting.**

OTHER BOARD BUSINESS:

- **Cross-Over Report: Bambara** described the matter of Doggone Farms and the Board Attorney described his recent input with revised language to the Resolution to require monthly updates.

ORDINANCE UPDATE: Board Attorney described how work is proceeding, with the Township Planner almost ready with a comprehensive draft document.

OATH OF OFFICE TO NEW / REAPPOINTED MEMBERS:

@7:54 PM, the Board Attorney administered the Oath of Office to Viersma.

PAYMENT OF BILLS:

a. From July 16, 2015

- **Chirip so moved. Conkling seconded. ROLL CALL VOTE: Rose – YES; Viersma – YES; Wilson – YES; Perigo – YES; Conkling – YES; Chirip – YES; Bambara – YES; Cercone – YES; and, Holzhauer – YES. No abstentions. No objections. Motion carried.**

GENERAL PUBLIC COMMENT: No one was present in the Audience, thus none was offered and the Chairman did not open this segment.

ADJOURNEMENT:

- **Conkling so moved. Chirip seconded. VOICE VOTE: All eligible members present voted “aye” in the affirmative. No abstentions. No objections. Motion carried.**

Minutes Respectfully Submitted by:

Desiree L. Dunn, Secretary
Planning Board & Board of Adjustment

APPROVED, AUGUST 20, 2015