

# GREEN TOWNSHIP LAND USE BOARD MINUTES

## REGULAR MEETING, August 9, 2018

**CALL TO ORDER:** The August 9, 2018 Regular meeting of the Land Use Board was called to order by Mr. Scott Holzhauser, Chairman, at 7:03pm. He then led everyone in the PLEDGE OF ALLIGIANCE.

Recitation of the OPEN PUBLIC MEETING STATEMENT by Mr. Holzhauser.

**ROLL CALL:** Present: Ms. Rosa Alves, Mr. Joe Cercone, Mr. Jim Chirip, Mr. Jim DeYoung, Mrs. Sharon Mullen, Mr. Michael Muller, Mr. Watson Perigo, Mr. Dennis Walker (arrived at 7:05pm), Mr. Jeff Wilson, Mr. Rick Wilson and Mr. Holzhauser

Also present: Ms. Jessica Caldwell, Township Planner, Mr. David Brady, Board Attorney and Mr. Cory Stoner, Board Engineer.

Members Absent: Mr. Danny Conkling and Mr. John Lynch.

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

### **MOTION TO APPROVE MINUTES:**

Land Use Board Minutes of July 12, 2018.

Mr. Muller motioned to approve minutes with a correction and was seconded by Mr. J. Wilson.  
All Ayes. Abstentions: Mr. Chirip and Mr. Holzhauser

### **RESOLUTIONS:**

Application: LU#1802

Owner/Applicant: Bob Viersma & Sons, Inc.

Block 33 Lot 4 – 50 Airport Road

Mr. Brady explained that Ms. Ward had an issue with Mr. Campbell's name being spelled wrong and the need for a preconstruction meeting. He went on to say this is a standard paragraph and he was going to leave that determination of whether a preconstruction meeting was needed to Mr. Stoner.

A motion was made by Mr. Muller to approve the resolution for Application #LU1802, Bob Viersma and Sons, Inc. and seconded by Mr. Perigo.

Roll Call Vote: Mr. Cercone, Mr. DeYoung, Mrs. Mullen, Mr. Muller, Mr. Perigo, Mr. Walker, Mr. J. Wilson and Mr. R. Wilson.

All Ayes. No Discussion. Motion Carried.

Abstentions: None.

### **OLD BUSINESS:**

Application: LU#1702

Owner/Applicant: Mr. Russell Pittenger

Block 19 Lots 10&13 – Creek Road, Andover, NJ 07821

Action: Concept Plan Review

Mr. Pittenger began by referring to the TRC held a couple of months ago. He gave a brief history of this property and said he took into account the concerns from the TRC meeting. He explained Mr. Brian Cramer had done a wetlands report and he had copies for each Board Member although it was not distributed to them.

Mr. Cramer's report found the following:

Downstream there is habitat for threatened and endangered species which runs along the river and has a 150' buffer.

The section next to the existing house is a wet pasture which is not a habitat for threatened and endangered species and there he indicated a buffer of 50'.

He presented his changes:

The 20 acre piece would have a 6 acre piece cut out of the southwest corner to allow for 2 separate lots of 14 acres and 6 acres.

The parcel of 97 acres would be cut into 33 acres and 62 acres. There is no longer a driveway at the curve. He assumes now it will be two separate minor projects at this point.

Mr. Holzauer believes this is an improvement from all of the other designs that Mr. Pittenger has brought to the Board. His only question was about the shared driveway.

Mr. Pittenger explained the access for lot to the left of his sister's lot. There is an existing "driveway" that has been used as a farm access road for years. The new driveway would use that existing path.

Mr. Brady stated that if the driveway was moved from the flag lot on the other side then it would not be considered two minor subdivisions.

Mr. Pittenger explained the lot is beautiful with the river behind it but the obvious entrance is wooded and rocky and there is a steep section that would make an entrance, at that point, difficult.

He gave a brief description of why he felt it was the best choice based on site distance and topography would be across his sister's lot.

Mr. Stoner requested there be a driveway plan submitted along with the minor subdivision plan so that he can see exactly what the driveway looks like. Mr. Stoner, Mr. Brady and Mr. Holzauer would all like to see the driveway plan to make sure it works even if the lots are not going to be built on right away. They want to know it will work no matter when construction starts.

Mr. Pittenger went on to discuss the environmental impact statement. Mr. Muller questioned the 50' wetland buffer surrounding the wet pasture, he was concerned it did not remain 150' all the way around. Mr. Pittenger agreed to make the entire wetland buffer 150' in the area surrounding the wet pasture. Because of that agreement, Mr. Muller feels the Environmental Impact Statement is, as written, fine. Mr. Stoner agreed.

Mr. Holzauer, as well as other Board Members are concerned with the driveway across Mr. Pittenger's sister's property. It is a very large lot and should have its own driveway. With a large amount of property comes more "toys" and larger vehicles. Mr. Pittenger explained the driveway is about 1000' long of which 500' is on her lot and 500' on the other. After a brief discussion about the problems with this driveway, Mr. Pittenger said he would remove it from his sister's lot.

Mr. Pittenger asked if the lots should be flagged and Mr. Stoner does not feel that is necessary because the lots are so large.

Mr. Brady explained this application should be two separate applications because the lots are owned by different people and since one of the owners is a corporation Mr. Pittenger will need a lawyer. Mr. Pittenger's application ended at 7:32pm.

**NEW BUSINESS:**

Application: PB#1305/#1305B  
Owner/Applicant: Crossed Keys  
Block 22 Lot 2.02 – 289 Pequest  
Action: Time Extension Request

Crossed Keys application began at 7:33pm.

Ms. Megan Ward, Attorney for the applicant, began by giving a brief history of the application. She explained why the applicant needed the extension. The lot line adjustment has been delayed until the banquet facility was at least partially constructed because if they moved the lot line the tent would have been considered a stand alone structure and would have required a use variance. The applicant is less than a year from the memorializing resolution. They were not able to perfect the minor subdivision within the 90 days however the foundation has been constructed therefore they are ready to finish the process. They are requesting an extension for 3 months. Mr. Brady suggested the end of the year.

Mr. Perigo made a motion to grant a time extension until December 31, 2018. It was seconded by Mrs. Mullen.

Roll Call Vote: Ms. Alves, Mr. Cercone, Mr. Chirip, Mr. DeYoung, Mrs. Mullen, Mr. Muller, Mr. Perigo, Mr. Walker, Mr. J. Wilson, Mr. R. Wilson and Mr. Holzhauer.

All Ayes. No Discussion. Motion Carried.

Abstentions: None.

This application ended at 7:37pm

**PUBLIC COMMENT:** Mr. Holzhauer opened and closed the public portion of the meeting.

• **ATTORNEY'S REPORT** – None

• **CHAIRMAN'S REPORT** – None

• **CORRESPONDENCE** – None

• **SECRETARY'S REPORT** – Kim reminded everyone to get their emails set up and if there are any issues to let her know.

• **PROFESSIONALS REPORT** – Ms. Caldwell announced the master plan committee is moving along and should be ready for the fall.

A Motion was made by Mr. Chirip to adjourn the meeting at 7:40pm and seconded by Mr. J. Wilson.

All Ayes. No Discussion. Motion Carried. Abstentions: none

Respectfully Submitted:

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

Kim Mantz, Land Use Board Secretary

Date approved: 9.13.18