

GREEN TOWNSHIP LAND USE BOARD MINUTES

REGULAR MEETING, February 14, 2019

CALL TO ORDER: The February 14, 2019 Regular meeting of the Land Use Board was called to order by Mr. Scott Holzhauser, chairman at 7:05pm. 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 (arrived late) Mr. Dan Conkling, Mr. Michael Muller, Mr. Watson Perigo, Mr. Jeff Wilson, Mr. Rick Wilson and Mr. Scott Holzhauser.

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

Members Absent: Mr. Joe Cercone, Mr. Jim Chirip, Mr. Jim DeYoung, Mr. John Lynch, Mrs. Sharon Mullen and Mr. Dennis Walker.

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

OATH OF OFFICE: Mr. J. Wilson read the Oath of Office for Vice Chairman of the Board.

MOTION TO APPROVE MINUTES:

Land Use Board Minutes of January 10, 2019.

Mr. Conkling motioned to approve minutes with a correction and was seconded by Mr. Perigo.

No Discussion. All Ayes. Abstentions: none

RESOLUTIONS/ OLD BUSINESS:

Application: LU#1808

Owner/Applicant: Airside, Inc.

Block 26 Lot 4

246 Brighton Road, Andover, NJ 07821

The Airside applications began at 7:07pm

Mr. Brady revised the draft to reflect a more complete description of the height of the building. All professionals on both sides agree with this latest draft. Mr. Stoner raised a concern about the outside storage shape/location, but Mr. Brady did not think it needed to be in the resolution because it would be on the plan.

Mr. Selvaggi, the applicant's attorney, presented a brief background on this issue. Mr. Glasson, applicant's engineer, still under oath, showed the Board where he plans to put the outdoor storage. He used a natural rock knoll to help buffer and delineate the 18,400 square feet area. This area would have shrubs around the area to designate the space and it is mainly surrounded by woods. Mr. Stoner has no objection to this space but just wanted the Board to see this before he signed off on it.

Mr. Conkling questioned why shrubs are being put in around this space against the woods. He believes this is an unnecessary expense. Mr. Stoner and Mr. Brady stated this was only to mark the border of this storage space. What is going to be used to mark the boundary of this space will be determined later through the engineers.

A motion was made by Mr. Conkling memorialize the approval for application LU#1808 and seconded by Mr. R. Wilson.

Roll Call Vote: Mr. Dan Conkling, Mr. Michael Muller, Mr. Watson Perigo, Mr. Rick Wilson and Mr. Scott Holzhauser. All Ayes. No Discussion. Motion Carried. Abstentions: none

Mr. Selvaggi moved on to application LU#1607 which had never had final site plan approval. He explained the applicant, Airside, Inc., was before the Board to obtain final approval and they had no objections to any of the comments given by the Board's professionals.

Mr. Stoner explained the final top coat on the driveway is the only issue and it is tied to the CO of the building, but he understands the top coat shouldn't go down until all the construction is done on the new building.

Mr. Conkling requested a time frame on the top coat paving. The Board and the applicant agreed upon June 2020 to have the top coat completed. Mr. Brady suggested making a motion to amend the previously approved resolution for LU#1808.

A motion to amend resolution approval for LU#1808 to include a timeline to have the top coat completed by June 30, 2020 was made by Mr. Conkling and seconded by Mr. Perigo.

Roll Call Vote: Mr. Dan Conkling, Mr. Michael Muller, Mr. Watson Perigo, Mr. Rick Wilson and Mr. Scott Holzhauser. All Ayes. No Discussion. Motion Carried. Abstentions: none

Mr. Stoner suggested closing out the final CO on the addition now and since the top coat now is a condition of LU#1808.

A motion was made for final site plan approval and the resolution on LU#1607 by Mr. Perigo and was seconded by Mr. Muller.

Roll Call Vote: Ms. Alves, Mr. Dan Conkling, Mr. Michael Muller, Mr. Watson Perigo, Mr. J. Wilson, Mr. Rick Wilson and Mr. Scott Holzhauser.

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

The Airside applications concluded at 7:27pm.

NEW BUSINESS:

Application: LU#1901

Owner/Applicant: Russell Pittenger

Block 19 Lot 13 – 143 Creek Road, Andover, NJ 07821

This application began at 7:28pm

The applicant, Mr. Russel Pittenger, was sworn in by Mr. Brady.

Mr. Stoner reviewed the waivers requested and referenced his report dated February 11, 2019 which has been attached to and made part of these minutes.

He has no objections to requested waivers #8, #26, #31 and #34. Item no. 20 can be waived for completeness and should be listed as a condition.

Mr. Holzhauser pointed out the applicant requested Item no. 42 as a waiver. After a brief explanation from Mr. Pittenger, Mr. Stoner does not have an objection it waiving that item. Mr. Pittenger explained there are natural borders and it is easy to see where the property lines are.

A motion was made to grant the waivers and deem the application complete by Mr. Muller and was seconded by Mr. J. Wilson.

Roll Call Vote: Ms. Alves, Mr. Conkling, Mr. Muller, Mr. Perigo, Mr. J. Wilson, Mr. R. Wilson and Mr. Holzhauser.

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

Mr. Pittenger explained his sister and him own 97 acres. He individually owns 20 acres and they are going to balance it out by taking 13 acres from the 97 acres and adding it to his 20 acres. This will make it roughly 33 acres for him and roughly 84 acres for him and his sister. There are no new roads being developed.

He showed on his map where the property lines would be after the adjustment.

The applicant is exploring farmland preservation. This property could be further developed down the road.

Ms. Caldwell stated this was a fully conforming minor subdivision lot line adjustment, so she didn't have anything from the planning side.

Mr. Stoner agreed and added he wanted the plans updated. The areas for each individual lot should be shown as well as the areas of the right of ways. The applicant is proposing a dedication of right of way along Creek Road, 25 feet from the center line. That dedication will have to be done by deed and accepted by resolution by the Township Committee. The deeds must be reviewed by Mr. Stoner and Mr. Brady.

Mr. Stoner referred to his report and stated two items, 3a and 3c, where tables and both have to be updated.

Mr. Stoner explained the lot acreage won't add up because of the right of way that is being dedicated to the Township.

Mr. Holzhauser asked if the Township had a Tax Map Fee. Kim will check to see if there is a fee to change the tax maps that is passed on to the applicant.

Mr. Pittenger has 190 days from the adoption of the resolution to file the deeds.

Mr. Brady stated Mr. Pittenger will need the following:

1. A deed from Mr. Pittenger and his sister, Lori, to himself
2. A deed from Mr. Pittenger to himself combining the properties
3. A deed from his sister to herself that describes what is leftover
4. Deeds to the Township for the dedications of the right of ways.

A motion was made to approve application LU#1901 by Mr. J. Wilson and was seconded by Mr. Muller.

Roll Call Vote: Ms. Alves, Mr. Conkling, Mr. Muller, Mr. Perigo, Mr. J. Wilson, Mr. R. Wilson and Mr. Holzhauser.

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

Mr. Pittenger will get the descriptions to Mr. Stoner to look at.

The application ended at 7:45pm

Mr. Holzhauser noted there was no public present and closed the public comment portion of the meeting.

- **ATTORNEY'S REPORT** – none
- **CHAIRMAN'S REPORT** – none
- **CORRESPONDENCE** – none
- **SECRETARY'S REPORT** – Mr. Walker has officially resigned but has not sent in a letter saying so. This will shift Mr. Muller to a full member, all the alternates will move up and the #4 alternate will be vacant. The Township Committee has to appoint Mr. Muller to the Land Use Board.
- **PROFESSIONALS REPORT** – Mr. Stoner spoke about Mr. Occhifinto moving on his properties on Airport Road. There will be a TRC next Thursday at 4pm to go over the plans for his newest building. There is an approval for Ridge Rock which is between Oak Run and Airport Road. There was a brief discussion about what Mr. Campbell, Mr. Occhifinto's engineer, will be presenting to the Board in the coming months. Forest Flats is in the back on the left and the Board will receive plans for this soon. The architectural style for Ridge Rock is changing and will be brought before the TRC next week. There are septic systems in the ground for each of the 8 properties.

Mr. Conkling commended Mr. Brady on his resolutions because they are clear and concise.

A Motion was made by Mr. J. Wilson to adjourn the meeting at 7:54pm and seconded by Mr. Conkling. All Ayes. No Discussion. Motion Carried. Abstentions: none

Respectfully Submitted:



Kim Mantz, Land Use Board Secretary

Date approved: 4.11.19