

GREEN TOWNSHIP LAND USE BOARD MINUTES

REGULAR MEETING, February 8, 2018

CALL TO ORDER: The February 8, 2018 Regular meeting of the Land Use Board was called to order by Mr. Holzhauser, Chariman, at 7:02pm. He then led everyone in the PLEDGE OF ALLIGIANCE.

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

ROLL CALL: Present: Mr. James Chirip, Mr. Conkling, Mr. Lynch, Mrs. Sharon Mullen, Mr. Michael Muller, Mr. Walker, Mr. Rick Wilson and Mr. Scott Holzhauser.

Also present: Mr. David Brady, Board Attorney and Mr. Cory Stoner, Board Engineer.

Members Absent: Mr. Joe Cercone, Mr. Jim DeYoung, Mr. Watson Perigo, and Mr. Jeff Wilson

Motion was made to excuse the absent members by Mr. Chirip and seconded by Mrs. Mullen.

No Discussion. All in Favor. Motion Carried.

OATH OF OFFICE: Given to reappointed/newly appointed members of the Board. The following members were given the oath: Mr. Lynch and Mr. Conkling and Mr. Walker

MOTION TO APPROVE MINUTES:

Land Use Board Minutes of January 11, 2018.

Mr. Chirip motioned to approve minutes with corrections and was seconded by Mr. R. Wilson.

All Ayes. Abstentions: Mr. Conkling, Mr. Lynch and Mr. Walker

Discussion: Mr. Chirip stated he remembered Mr. Hinkes requested the fees be waived for the Stagnari's but thought they were going to come to the Township Committee to make that request. He realized when he read the minutes he was supposed to speak with the Township Committee about it so he asked that Kim speak with Mr. Mark Zschack, Township Clerk/Administrator to have this put in the discussion section for the next meeting. He will take this as the Stagnari's official request.

RESOLUTIONS:

Mr. Brady informed the Board this resolution is a memorialization of the recommendation of the ordinance. Mr. Chirip stated instead of putting the stop gap in for just hospitals and treatment centers the Township Committee decided to pull all conditional uses until the master plan is reexamined. Mr. Holzhauser believes the ordinance review committee should be involved in the decisions.

Mr. Brady confirmed the Board will memorialize the prior resolution so there is a paper trail then it will be in the hands of the Township Committee. They will draft it and introduce the ordinance send it to the Land Use Board and then will return to them for adoption.

Motion was made to memorialize the resolution recommending the stop gap for hospitals and treatment centers by Mr. R. Wilson and seconded by Mr. Muller.

Roll Call Vote: Mr. Chirip, Mrs. Mullen, Mr. Muller, Mr. Wilson and Mr. Holzhauser.

All Ayes. No Discussion. Motion Carried.

Abstentions: Mr. Conkling, Mr. Lynch and Mr. Walker

Mr. Brady stated the Township Committee decided to change the trigger to when notice has been given to the township that an application will be heard by the Ag Board. Then our township engineer will look at the site plan with the Township Committee and the County. The process will need to be streamlined because of the short amount of time between when the Township is noticed and the changes need to be made which is ten days. Mr. Holzhauser feels there should be a TRC or something similar so the Land Use Board gets to take a look at the application as well. Mr. Chirip stated the main issue is the town having the full 10 calendar days to look at the site plan. Kim will ask Mr. Zschack to see if the notice can be given by email to give us the full 10 days. A subcommittee with members of the Township Committee and the Land Use Board was discussed and will be looked at as this moves forward. Mr. Holzhauser and Mr. Muller would be the Land Use representatives. Mr. Chirip asked Kim to give Mr. Zschack a note to follow up with an AG Board subcommittee.

Motion was made to memorialize the commercial farm draft ordinance that was sent to the Township Committee by Mr. R. Wilson and seconded by Mr. Muller.

Roll Call Vote: Mr. Chirip, Mrs. Mullen, Mr. Muller, Mr. R. Wilson and Mr. Holzhauser.

All Ayes. No Discussion. Motion Carried.

Abstentions: Mr. Conkling, Mr. Lynch and Mr. Walker

Mr. Conkling recused himself from the remaining votes and left the meeting at 7:25pm

Application: #293/378/470

Owner/Applicant: Forest Knoll/Stuart Salvigsen

Block 79 Lot 1- Decker Pond Road

Action: Memorialize Approval

Motion was made to memorialize the approval to remove street trees, striping and a stop bar from the performance bond by Mr. Chirip and seconded by Mr. Muller

Roll Call Vote: Mr. Chirip, Mrs. Mullen, Mr. Muller, Mr. Wilson and Mr. Holzhauser.

All Ayes. No Discussion. Motion Carried.

Abstentions: Mr. Lynch and Mr. Walker

Application: LU#1715

Owner/Applicant: Ronald and Denise Stagnari

Block 20 Lot 11 - 196 Pequest Road, Andover, NJ 07821

Action: Memorialize approval

After a brief discussion on the greenhouse and the potential new ordinance and conditional uses, Kim will call Botticelli's to let them know they need to get in the application, if they choose to apply, before the ordinance is put into place. This way they would not need to apply for a use variance in addition to the site plan.

Motion was made to memorialize the approval to revoke the zoning permit issued to Guy Botticelli by Mr. Chirip and seconded by Mr. R. Wilson

Roll Call Vote: Mr. Chirip, Mrs. Mullen, Mr. Muller, Mr. R. Wilson and Mr. Holzhauser.

All Ayes. No Discussion. Motion Carried.

Abstentions: Mr. Lynch and Mr. Walker

OLD BUSINESS:

Application: PB#1305/#1305B

Owner/Applicant: Crossed Keys

Block 22 Lot 2.02 – 289 Pequest

Action: Informal Review

Crossed Keys application began at 7:29pm

Mr. Stoner started by saying he sat down with Mr. Campbell, the applicant’s engineer, ahead of time and it was decided this was a minor change but he felt since he had just started that he should bring this to the Board.

Mr. Allen Campbell began by saying Crossed Keys was due back for an update and this will serve as that as well requesting the minor change.

1. They are finally getting to the point where the building plans are being perfected with all the details.
2. Originally, there was a portico in the front of the building but somehow, over the years, it had been removed. Mr. Campbell was currently in front of the Board to request that portico be placed back on the plans. Apparently, it had already been approved by the Board on a former set of plans a few years ago.
3. They are trying to get the foundation going this spring and get back on track.
4. Mr. Campbell passed out renderings of the building showing the portico. He explained adding this portico back in would change the traffic pattern for the valet parking. Instead of having the entrance at the top near the front of the building it would now be at the other end, directly across from the original entry. The valet parking would be more controlled and less circulation and crisscross of pedestrians. The curb line will need to be moved about 6 feet.
5. There are no significant changes in impervious cover and he believes this improves the entire layout altogether.
6. He will have the site plan brought up to a final that can be reviewed by Mr. Stoner and Ms. Caldwell. They will be applying for the zoning report and hope to start the foundation in April.

Mr. Brady clarified Crossed Keys was approved for a preliminary only site plan.

Mr. Stoner does not have any engineering issues with this plan whatsoever he just wanted to bring it since he was new to this application.

The Crossed Keys application ended at 7:41pm

Mr. Holzhauser asked Mr. Campbell if there was anything going on in the industrial park on Airport Road.

Mr. Campbell explained that Oak Run building had a lot of progress in the fall with septic components, within the building and grass is growing. They just missed the window for base course paving. He believes that will be finalized by this summer.

The large site in the back is prepped to about 75% now.

NEW BUSINESS: None

PUBLIC COMMENT: None

- **ATTORNEY’S REPORT** – None
- **CHAIRMAN’S REPORT** – None
- **CORRESPONDENCE** – None
- **SECRETARY’S REPORT** –

Just a reminder to respond to the thank you party. Some members of the Board gave Kim their responses.

- **PROFESSIONALS REPORT** –

Ms. Caldwell stated the Master Plan Re-exam has to be done by the end of the year. There is an existing Mater Plan/Ordinance committee in place for when the Board begins this process. She will send out an email to set up a meeting.

Mr. Stoner brought up the bonds that are required by applicants: Land Disturbance, Performance and Maintenance. For any large/commercial plan the applicant is required to submit a performance bond that is 110% of the construction cost (10% in cash) in addition to the land disturbance bond at over \$14,000 per acre. Along with those bonds, there is also a required maintenance bond for two years after the work is done.

They are required before filing a final site plan or subdivision. In his opinion, Crossed Keys should not be required to put up a performance bond under preliminary. The bond should not be on all site improvements only for items that will be owned by the township after completion like sidewalks and street lights. Then a maintenance bond should be done on those items not all site improvements as well.

Mr. Brady asked if there is an ordinance in place for these bonds. Mr. Stoner stated it seems to be a combination of MLUL and Township Ordinances. Accordingly to Mr. Stoner our code does not currently require all of these bonds.

Mr. Chirip stated that since this is Suburban's opinion on these bonds he would like to Mr. Stoner's opinion as our new engineer. He thinks Mr. Stoner and Mr. Brady should sit down and take a look at these bonds to determine what is necessary. Mr. Stoner believes that whatever the town requires for these bonds should be in our ordinance.

Ms. Caldwell stated this can all be incorporated in the master plan.

Mr. Brady stated that there are procedures in place that aren't required by our ordinance. This should be looked at.

A Motion was made by Mr. Chirip to adjourn the meeting at 8:03pm and seconded by Mr. Muller.

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

Respectfully Submitted:



Kim Mantz, Land Use Board Secretary

Date approved: 3.14.18