

GREEN TOWNSHIP LAND USE BOARD
MINUTES
REGULAR MEETING, June 9, 2016

CALL TO ORDER

The June 9, 2016, Regular meeting of the Land Use Board was called to order by the Land Use Chairman, Mr. Holzhauer at 7:01 p.m. He then led everyone in the PLEDGE OF ALLEGIANCE, followed by a recitation of the OPEN PUBLIC MEETING STATEMENT.

OATHES OF OFFICE: Board Attorney administered the Oathes of Office to the two new members, Mr. DeYoung and Mr. Muller

ROLL CALL: Present: Mr. Scott Holzhauer, Mr. Joseph Cercone, Mr. James DeYoung, Mr. Michael Muller, Mr. Watson Perigo, Mr. Jeff Wilson, and Mr. Rick Wilson in attendance. Also present: Lyn Aaroe, Esq., Board Attorney, and Mika Apte for Jessica Caldwell, Board Planner and Mr. John Miller, Board Engineer

Members Absent: Mr. James Chirip, Mr. Daniel Conkling, Mrs. Sharon Mullen, Mr. Michael Viersma, and Mr. Dennis Walker

MOTION TO EXCUSE ABSENT MEMBERS: Motion made by Mr. Perigo to excuse the absent members, seconded by Mr. Cercone. No discussion. All Ayes.

APPROVE MINUTES:

Land Use Board Minutes of April 14, 2016: Mr. Cercone motioned to approve the minutes, seconded by Mr. Perigo. No discussion. All Ayes.

OLD BUSINESS:

Application: LU 1601
Owner/Applicant: Eisenmenger
Block 16 Lot 23, 28B Municipal Road
Escrow Status: as of 6/1/2016- \$576.56 – Original Deposit \$3,000.00
Action: Public Hearing
Chairman Holzhauer verified that the application was deemed complete at the April 14, 2016, meeting. The applicant's revised plans were received and prepared to have the Public Hearing.

The Board Attorney administered the Oathes to the applicant, Mr. Sean Eisenmenger and the Engineer, Mr. Jeff Careaga of Careaga Engineering.

It was noted by the Board Engineer, that after the last meeting, the Township Clerk discovered an Ordinance from 1975 which named Municipal Road as a township road. However, it was determined that the Ordinance was never published correctly or recorded at the County Clerk's office. The Ordinance will be re-introduced at the next Township Committee Meeting and filed accordingly.

Mr. Careaga explained that the application is for a detached garage 30 feet deep by 48 feet long to replace an existing smaller frame garage on the property. As part of the application, they are proposing a driveway. Mr. Careaga addressed the Township Engineer's comments of June 1, 2016, on the proposed driveway. Mr. Miller recommended that the required 50 foot paving could be waived.

Mr. Careaga explained that the property drains into the back woods and eventually to the wetlands. There should be no impact on the adjacent property owners. The applicant is requesting a waiver for the drywell. Mr. Miller would like documentation and an analysis that drainage will not be an issue.

Mr. Eisenmenger provided testimony on why he is adding the building due to lack of household storage. Vehicles do not fit into the current garage and he will eventually need a handicapped vehicle with wheelchair access. Mr. Eisenmenger also provided a preliminary drawing of the pole barn (Exhibit A1) as well as testimony in reference to the proposed fence and gate. At this point the Chairman asked for the Planner's comments. Ms. Apte reviewed the variances with the Board members. As per Board Attorney's request, Mr. Eisenmenger addressed the demolition process.

Chairman Holzhauer recognized one member of the audience. The gentleman stated that he was present for the public hearing just to gather information, he is not present in any official capacity.

Mr. Perigo motioned to close public hearing. Seconded by Mr. Jeff Wilson. No discussion. All Ayes. Motion carried.

Ms. Apte reviewed each of the variances:

Conditional D3 Use Variance for the principle residential structure. Mr. Perigo made a motion to approve the variance. Seconded by Mr. Muller. No discussion. All Ayes. Motion carried.

Conditional Use Variance for the accessory new structure, proposed garage 30' by 48' with the condition that the applicant cannot operate a business. Mr. Rick Wilson motioned to approve the variance, seconded by Mr. Cercone. No discussion. All Ayes. Motion carried.

Bulk variances for the principle building pre-existing non-conforming variances for the minimum front yard. Required is 60', proposed is 33.6'. Rear yard required is 100', proposed is 31.8'. Accessory building minimum rear yard required is 100', proposed is 20.7'. Mr. Jeff Wilson made a motion to approve the bulk variances, seconded by Mr. Muller. No discussion. All Ayes. Motion carried.

Mr. Perigo motioned to grant waiver on requirement to pave the first 50 feet of the driveway. Seconded by Mr. Rick Wilson. No discussion. All Ayes. Motion carried.

Mr. Rick Wilson motioned to approve preliminary and final site plan approvals subject to amendments, seconded by Mr. Cercone. No discussion. All Ayes. Motion carried.

A memorializing Resolution will be provided by Attorney Aaroe for the July meeting.

NEW BUSINESS: None

Chairman Holzhauer announced that the public portion of the meeting is closed at 7:57 p.m. There were no other public present.

ANNOUNCEMENT OF STANDING COMMITTEES: Chairman Holzhauer announced the following appointments:

- Technical Review Committee: Mr. Holzhauer, Mr. Conkling, Mr. Perigo, Mr. Muller and Mr. DeYoung (alternate)
- Ordinance Master Plan Review Committee: Mr. Holzhauer, Mr. Rick Wilson and Mr. Jeff Wilson
- Personnel Committee: Mr. Holzhauer, Mr. Cercone and Mr. Chirip

CORRESPONDENCE:

Chairman Holzhauer reviewed correspondence from the Zoning Official.

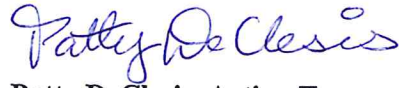
OTHER MATTER/S THAT MAY RIGHTFULLY COME BEFORE THE BOARD:

Chairman Holzhauer asked for comments on the revised Land Use Ordinance. No comments were made. The Checklist has been revised to make it easier for the applicant with a proposed fee schedule. Mr. Rick Wilson motioned to recommend the revised Land Use Ordinance to the Township Committee, seconded by Mr. Cercone. Mr. Cercone asked how the bed and breakfast two week limit can be controlled. Mr. Aaroe stated that only on a problem or complaint basis. All Ayes. Motion carried.

ADJOURNMENT:

Upon motion made by Mr. Rick Wilson and seconded by Mr. Jeff Wilson, the Board adjourned at 8:13 p.m. No discussion. All Ayes. Motion carried.

Minutes Respectfully Submitted by:



**Patty DeClesis, Acting Temporary Secretary
Land Use Board**