

GREEN TOWNSHIP LAND USE BOARD MINUTES

REGULAR Virtual MEETING, November 12, 2020

CALL TO ORDER: The November 12, 2020 regular meeting of the Land Use Board was called to order by the Land Use Chairman, Mr. Scott Holzauer, at 7.03pm. He then led everyone in the PLEDGE OF ALLIGIANCE.

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

ROLL CALL: Present: Mr. Joe Cercone, Mr. Jim DeYoung, Mrs. Jenny Kobiliniski, Mr. John Lynch, Mrs. Sharon Mullen, Mr. Watson Perigo, Mr. Rick Wilson and Mr. Scott Holzauer.

Also present: Mr. David Brady, Board Attorney and Ms. Kim Mantz, Board Secretary

Members Absent: Mr. Jim Chirip, Mr. Dan Conkling and Mr. Michael Muller

Motion was made to excuse the absent members by Mr. Perigo and seconded by Mrs. Mullen.
No Discussion. All Ayes. Motion Carried. Abstentions: None

MOTION TO APPROVE MINUTES:

Land Use Board Minutes of October 8, 2020.

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

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

RESOLUTIONS:

Mr. Brady briefly described each resolution and explained each one was fairly straightforward.

Mr. Wilson found a typo in the Diaz resolution and Mr. Brady will correct it. Mr. Wilson also asked about the 1-year time limit on living in the cabana. Mr. Brady will add a 1-year limit on living in the cabana and if the main house is not done in that time frame the applicant will have to come back to the Board to request an extension.

Application: LU#2001

Owner/Applicant: Andrew H. Billing

Block 7 Lot 5 – 115 Shotwell Road, Newton, NJ 07860

A motion was made to memorialize the approval of the 90-day extension by Mr. Wilson and was seconded by Mr. DeYoung.

Roll call vote: Mr. DeYoung, Mrs. Kobiliniski, Mr. Lynch, Mrs. Mullen, Mr. Perigo, Mr. Wilson and Mr. Holzauer.

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

Application: LU#2004

Owner/Applicant: Samuel Diaz

Block 18 Lot 62 – 15 Woodfield Road, Andover, NJ 07821

Completeness/Public Hearing

A motion was made to memorialize the approval (with correction/additions) of the requested variances and the application with conditions by Mr. Perigo and was seconded by Mr. Wilson.

Roll call vote: Mr. DeYoung, Mrs. Kobiliniski, Mr. Lynch, Mrs. Mullen, Mr. Perigo, Mr. Wilson and Mr. Holzauer.

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

Resolution for Recommendation of Modified Township Ordinance for Airport

A motion was made to memorialize the approval to report back favorably to the Township Committee on the adoption of this ordinance change by Mr. DeYoung and was seconded by Mr. Wilson.

Roll call vote: Mr. DeYoung, Mrs. Kobiliniski, Mr. Lynch, Mrs. Mullen, Mr. Perigo, Mr. Wilson and Mr. Holzauer.
No Discussion. All Ayes. Motion Carried. Abstentions: none

OLD BUSINESS: None

NEW BUSINESS: None

Mr. Holzauer opened the meeting up to the public.

TJ and Michelle Redlich, business partners, were present in the meeting to ask about opening a nanobrewery at 24 Kennedy Road near the Evergreen Park. In the old Sun Country building. This would be a 1-3 barrel capacity and to show perspective he mentioned Angry Erik's, Czigmeister or Manskirt Brewing which function at a 30 barrel or larger capacity. They spoke with the zoning officer and he explained that it did not fit neatly into any of the permitted uses so he suggested speaking with the Board. Kim explained there was type of mix up or misinterpretation with the previous zoning officer and the family that was opening the Mexican restaurant did not realize or was not told that they had to go before the Board to gain approvals. They have since backed out of the project.

Mr. Brady stated breweries are beginning to have their own category within the land use ordinances because they tend to cover many different capacities such as semi-industrial, semi-retail and semi-restaurant. Mr. Brady suggested a letter explaining exactly what their plan was for the building and the business to send to Kim. She can send to the professionals to see how it fits into the ordinance and they can let the Redlich's know exactly what is needed for the Board. They agreed to this letter.

Mr. Brady also suggested the alternative could be a TRC meeting but due to COVID this may not work.

Mr. DeYoung questioned whether there was enough parking. Mr. Redlich explained it was actually a double lot with plenty of parking and the food company in the back used an easement to get to their facility.

The Redlich's will be sending in a letter with their intentions.

Mr. Holzauer closed the public portion of the meeting.

- **ATTORNEY'S REPORT** – Mr. Brady said he is working on some language suggested by the DCA for a resolution or a bylaw regarding virtual meetings. This mostly pertains to his other Boards, but he is working on it for this Board as well
- **CHAIRMAN'S REPORT** – Mr. Holzauer briefly explained he had spoken with Mr. Stoner, Board Engineer about the property 15 Woodfield. The buffer which was a condition of approval has been signed off by Mr. Stoner and is being watched.
- **CORRESPONDENCE** – None
- **SECRETARY'S REPORT** – None
- **PROFESSIONALS REPORT** – None

Mr. Holzauer asked about what happens now that the Recreational Marijuana question passing. Mr. Brady said that as this starts to get implemented there are questions as to how the towns are going to address it. Mr. Brady will keep us posted if he hears anything.

There was a brief conversation with the Redlich's about the potential brewery about why they started and how the building would be perfect for that use.

A motion was made by Mr. Wilson to adjourn the meeting at 7:41pm and seconded by Mr. Lynch.
All Ayes. No Discussion. Motion Carried. Abstentions: none

Respectfully Submitted:

Kim Mantz



Land Use Board Secretary

Date approved: 2.11.21