

Holland Township Land Use Board
Minutes of the Regular Meeting

April 8, 2024 (regular)

(Notice-The Chairman reserves the right to change or revise the order of the agenda as needed. Formal action may or may not be taken)

Chairman Martin: “I call to order the April 8, 2024 Regular Meeting of the Holland Township Land Use Board. Adequate notice of this meeting was given pursuant to the Open Public Meeting Act Law by the Land Use Administrator by:

1. Posting such notice on the bulletin board at the Municipal Building.
2. Publishing the notice in the December 21, 2023 edition of the Hunterdon County Democrat
3. And faxing to the Express-Times for informational purposes only.

Chairman Martin asked all to recite the Pledge of Allegiance

Identification of those at the podium for the recording

Present: Joe Cinquemani, Bill Ethem, Ken Grisewood, Peter Kanakaris, Michael Keady, William Martin, Mike Miller, Ryan Preston, Kelley O’Such, Scott Wilhelm, Board Attorney Dominick DiYanni for Attorney Eric Bernstein, and Maria Elena Jennette Kozak, Land Use Administrator.

Absent: Dan Bush, Nickolas Moustakas, Scott Wilhelm, Board Engineer Ian Hill, Board Planner/HT Highlands Council Subcommittee Planner Darlene Green, Board Conflict/Special Projects Engineer Richard Roseberry/Paul Sterbenz/Adam Wisniewski, Board Conflict/Special Projects Engineer Bryce Good, Board Conflict/Special Projects Planner Kendra Lelie, Attorney John Gallina as Land Use Board Special Litigation Counsel in the matter of Mill Road Solar Project, LLC et als. V CEP Solar LLC et. als., Appellate Docket #A-3063-21: Law Division Docket #L-2029-19.

Let the record show there is a quorum.

Minutes

A motion was made by Mike Miller and seconded by Ken Grisewood to table dispensing of the reading of the March 11, 2024 meeting minutes. All present in favor of the motion. Motion carried.

Old Business:

There was no Old Business scheduled at this time on the agenda.

New Business:

There was no New Business scheduled at this time on the agenda.

Completeness Review

There was no Completeness Review scheduled at this time on the agenda.

Resolution

There was no Resolution scheduled at this time on the agenda.

Public Hearings

Block 26 Lot 27 – 105 Riegelsville Rd – Davina Lapczynski – Variance. Received into our office June 22, 2022 – The 45-day completeness deadline is July 11, 2022. Deemed Complete July 11, 2022. Public Hearing scheduled for August 8, 2022. Applicant granted an extension to the September 12, 2022 meeting (email 071822), then to October 10, 2022 (email 082622), then to November 14, 2022. (email 092122), then to December 12, 2022 (email 102822), then to January 9, 2023 (email 120622) then to February 13, 2023 (email 010323) then to March 13, 2023 (email 020723), to April 10, 2023 (email 030623), to May 8, 2023 (email 040523), to June 12, 2023 (email 050323),to July 10, 2023 (email 052223), to August 14, 2023 (email 070523) to September 11, 2023 (email 080423,) ,October 9, 2023 (email 090723) , November 13, 2023 (email 10/06/23), December 11, 2023 (email 11/08/23), to January 8, 2024 (email 12/01/23), to February 12, 2024 (email 01/03/24), March 11, 2024 (email 02/01/24) ,April 8, 2024 (email 02/29/24) and to May 13, 2024 (email 04/01/24). Board Action needed May 13, 2024

Block 2 Lot 1.02 – 10 Mill Road – Holland Solar Farm LLC – Amended Final Site Plan – Received into the office November 15, 2023. The 45-day deadline is December 30, 2023. Deemed incomplete December 11, 2023. Resubmitted paperwork January 22, 2024 via email and hard copy delivered to the office for completeness review February 12, 2024. Due to potential inclement weather February 12, 2024, the applicant granted an extension on February 12, 2024 to the next meeting of March 11, 2024. Deemed complete March 11, 2024. Public hearing March 11, 2024. Board action needed. Carried to May 13, 2024 (at the meeting and by email April 1, 2024). Board Action needed to carry without further notice.

Ryan Preston recused himself and left the building.

Attorney DiYanni announced that a letter was received by Attorney Bellin requesting that the Holland Solar Farm LLC schedule public hearing for April 8, 2024 will be carried until the May 13, 2024 meeting without further notice.

A motion was made by Joe Cinquemani and seconded by Peter Kanakaris to carry the Holland Solar Farm LLC public hearing to the meeting of May 13, 2024 without further notice. At a roll call vote, all present were in favor of the motion. Motion carried.

Sub-Committee Status and Updates:

Holland Township Highlands Council Subcommittee –The Highlands Council is updating the zoning maps but we are not positive of why or how other than the boundaries are not changing. The Highlands Council is also involved with affordable housing. There is a new bill that says if the Highlands Council says a parcel of land has environmental then in order to protect environmental and cultural resources, the property should not be included in sites suitable for affordable housing.

Home Occupation subcommittee – Ken Grisewood – this was on a hiatus because of the stormwater reassignment of Tier B to Tier A. It is tabled for the time with the hope that discussions can begin again sometime in 2024. Ken Grisewood mentioned that a new member is welcome to replace Jerry Bowers.

Public Comment

There were no members of the public present for public comment at this time.

Executive Session

There was no Executive Session scheduled at this time.

Housekeeping:

There was no Housekeeping scheduled at this time.

Adjournment

Mike Miller made a motion to adjourn. Motion approved. The meeting ended at 7:08 p.m.

Respectfully submitted,

Maria Elena Jennette Kozak

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Land Use Administrator