

Holland Township Planning Board

Minutes of the Regular Meeting

October 14, 2019

The meeting was called to order by the Acting Chairman Miller:

“I call to order the October 14, 2019 Meeting of the Holland Township Planning Board. Adequate notice of this meeting was given pursuant to the Open Public Meeting Act Law by the Planning Board Secretary on December 13, 2018 by:

1. Posting such notice on the bulletin board at the Municipal Building.
2. Published in the December 13, 2018 issue of the Hunterdon County Democrat
3. Faxed to the Express Times for informational purposes only.

Flag Salute

Acting Chairman Miller asked all to stand for the Pledge of Allegiance

Identification of those at the podium

Present: Dan Bush, Dave Grossmueller, Mike Miller (Acting Chairman), Carl Molter, Duane Young, John Gallina, Esq., Rick Roseberry, Engineer, and Maria Elena Jennette Kozak, Secretary.

Excused Absent: Michael Keady, Ken Grisewood, Dan Rader, Tom Scheibener, Darlene Green, Planner, Court Reporter Lucille Grozinski, CSR (The professionals are excused per Chairman Rader)

Let the record show there is a quorum.

Minutes

A motion was made by Dan Bush and seconded by Duane Young to dispense with the reading of the minutes of the August 12, 2019 meeting and to approve the minutes as recorded. All present were in favor of the motion with the exception of Dave Grossmueller who abstained. Motion carried.

Discussion

There was no Discussion scheduled to discuss

Old Business:

There was no Old Business scheduled to discuss.

New Business:

- Huntington Knolls LLC – Block 24 Lot 3 and 13 – Phase 4 extension request – 5 years –Action needed Applicants Attorney, William Caldwell is present and explained that the project has been before the Planning Board for many years. An extension is needed to continue moving forward. Board Attorney Gallina explained that five years would trigger the applicant needing to notice and Attorney Caldwell responded that the applicant would like to amend the request to under five years (4 years, 11 months and 29 days is acceptable). All present agreed to the amended request and continued discussions. The Site Plan had three years and then received a one year extension and another one year extension with the expiration being November 10, 2019. This request exceeds and in accordance with Municipal Land Use Law, the planning board has jurisdiction to grant another extension.

“40:55D-49. Effect of preliminary approval

d. In the case of a subdivision of or site plan for an area of 50 acres or more, the planning board may grant the rights referred to in subsections a., b., and c. of this section for such period of time, longer than three years, as shall be determined by the planning board to be reasonable taking into consideration (1) the number of dwelling units and nonresidential floor area permissible under preliminary approval, (2) economic conditions, and (3) the comprehensiveness of the development. The applicant may apply for thereafter and the planning board may thereafter grant an extension to preliminary approval for such additional period of time as shall be determined by the planning board to be reasonable taking into consideration (1) the number of dwelling units and nonresidential floor area permissible under preliminary approval, and (2) the potential number of dwelling units and nonresidential floor area of the section or sections awaiting final approval, (3) economic conditions and (4) the comprehensiveness of the development; provided that if the design standards have been revised, such revised standards may govern.”

Discussions took place about the status of the project. The question was asked if the applicant has all the permits. Engineer Roseberry explained that the reason for the request is that the applicant does not have the permit for the water for Phase IV and Phase V. The applicant has the permit for water for Phase III. It is Attorney Caldwell’s understanding that the Applicant’s Engineer is working on everything but he himself does

not have a status update. The board is requesting documentation be presented to the board and Attorney Caldwell agreed that it should be provided and he would get an update on the project. After much discussion, it was agreed that a condition of the extension request should include a yearly annual report being submitted to the board. All present agreed to the condition. A motion was made by Dan Bush and seconded by Duane Young to grant an extension for Huntington Knolls LLC for 4 years, 11 months and 29 days with a condition being that the applicant needs to provide yearly updates by the end of the year regarding the status of the water. In a roll call vote, all present were in favor of the motion. Motion carried. Attorney Gallina is authorized to prepare the resolution. All will receive a copy prior to the next scheduled meeting at which time the resolution will be on the agenda to memorialize.

- Proposed 2020 Planning Board Meeting schedule – Action needed

Township of Holland
Planning Board
2020 Meetings

PLEASE TAKE NOTICE that the Planning Board, Township of Holland, County of Hunterdon, New Jersey, will meet to discuss or act upon public business on each of the dates set forth below, at the Municipal Building, 61 Church Road, Milford, NJ. Meetings are open to the public.
Time: If necessary, a Work Session will begin at 7:00 P.M. to discuss the Agenda of the evening.
Public participation during the work session will be prohibited.
The regular meetings begin at 7:30 P.M.
The cut-off time for meetings is 11:00 P.M.

Meeting Dates

January 13, 2020
February 10, 2020
March 9, 2020
April 13, 2020
May 11, 2020
June 8, 2020
July 13, 2020
August 10, 2020
September 14, 2020
October 12, 2020
November 9, 2020
December 14, 2020
January 11, 2021

Agenda Deadline

December 23, 2019
January 20, 2020
February 17, 2020
March 23, 2020
April 20, 2020
May 18, 2020
June 22, 2020
July 20, 2020
August 24, 2020
September 21, 2020
October 19, 2020
November 23, 2020
December 21, 2020

By ordinance the meetings of the Holland Township Planning Board are held the second Monday of the month, with the agenda deadline three weeks prior to the meeting.

A motion was made by Dan Bush and seconded by Dave Grossmueller to accept the proposed 2020 Planning Board Meeting schedule as presented and to forward it to the Clerk’s office for official processing. All present were in favor of the motion. Motion carried.

Completeness Review:

There was no Completeness Reviews scheduled to discuss on the agenda.

Resolution

There was no Resolutions scheduled to discuss on the agenda.

Public Hearings

There was no Public Hearing scheduled to discuss on the agenda.

Sub-Committee Status and Updates:

- Ongoing work to be discussed – Holland Township Highlands Council Subcommittee –Nothing to report at this time.

Board Member Discussion:

No Board Member comment was expressed at this time.

Public Comment

No public comment was expressed at this time.

Executive Session

There was no Executive Session scheduled at this time on the agenda.

Adjournment

Dan Bush made a motion to adjourn. Motion approved. The meeting ended at 7:45 p.m.

Respectfully submitted,
Maria Elena Jennette Kozak
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Secretary