

# Holland Township Planning Board

## Minutes of the Regular Meeting

May 10, 2021

(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)

**The electronic communications used for this remote meeting have a function that allows the Board to mute the audio of all members of the public, as well as allow members of the public to mute themselves.**

The meeting was called to order by Chairman Rader:

**Chairman Rader:** "I call to order the May 10, 2021 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 by:

1. Posting such notice on the bulletin board at the Municipal Building.
2. Publishing the notice in the December 12, 2020 edition of the Hunterdon County Democrat
3. And faxing to the Express-Times for informational purposes only.
- 4.

### HOLLAND TOWNSHIP PLANNING BOARD PUBLIC NOTICE TOWNSHIP OF HOLLAND

NOTICE OF CHANGE OF FORMAT OF REGULAR TOWNSHIP PLANNING BOARD MEETING AND PUBLIC PARTICIPATION FOR THE MEETING SCHEDULED FOR 7:30 PM MONDAY MAY 10, 2021

PLEASE TAKE NOTICE.

THE MEETING FORMAT HAS BEEN CHANGED FROM IN-PERSON ATTENDANCE AT THE MUNICIPAL BUILDING, 61 CHURCH ROAD, TO TELECONFERENCE DUE TO COVID-19 OUTBREAK AND THE STATE OF EMERGENCY DECLARED BY GOVERNOR MURPHY.

IN LIEU OF IN-PERSON ATTENDANCE, THE PUBLIC MAY ATTEND THIS MEETING VIA TELECONFERENCING AND COMMENT DURING THE DESIGNATED PUBLIC COMMENT PORTION IN COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT.

OFFICIAL ACTION TO BE TAKEN

Join Zoom Meeting

<https://zoom.us/j/99057689475?pwd=VWI5T0tLWmdxaHdwc09wQkZZTXB5dz09>

Phone: 1 646-558-8656

Meeting ID: 990 5768 9475

Passcode: 168091

### **Flag Salute**

Chairman Rader asked all to recite the Pledge of Allegiance

### **Identification of those at the podium**

Present: Dan Bush, Ken Grisewood , Dave Grossmueller, Michael Keady, Nickolas Moustakas, Mike Miller, Dan Rader, Duane Young, John Gallina, Esq., and Court Reporter Donna Mackey for Lucille Grozinski, CSR and Maria Elena Jennette Kozak, Secretary.

Excused Absent: Scott Wilhelm, Richard Roseberry/Adam Wisniewski, Engineer, Darlene Green, Planner.

Let the record show there is a quorum.

### **Minutes**

A motion was made by Dan Bush and seconded by Mike Keady to dispense with the reading of the minutes of the May 12, 2021 meeting and to approve the minutes as recorded. All present were in favor of the motion with the exception of Duane Young who abstained. Motion carried.

### **Old Business:**

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

**New Business:**

ORDINANCE NO. 2021- AN ORDINANCE OF THE TOWNSHIP OF HOLLAND AMENDING AND SUPPLEMENTING CHAPTER 100 ENTITLED “LAND USE”, ARTICLE III ENTITLED “TERMINOLOGY”, SECTION 6 ENTITLED “DEFINITIONS” – Introduced at the Township Committee April 20, 2021 – Planning Board Master Plan Consistency Review – Board Action needed.

**ORDINANCE 2021-09**

**AN ORDINANCE OF THE TOWNSHIP OF HOLLAND AMENDING AND SUPPLEMENTING CHAPTER 100 ENTITLED “LAND USE”, ARTICLE III ENTITLED “TERMINOLOGY”, SECTION 6 ENTITLED “DEFINITIONS”**

**WHEREAS**, the Township Planning Board adopted a 2020 Master Plan & Development Regulations Reexamination (“Reexamination”) on July 13, 2020; and

**WHEREAS**, the Reexamination makes several recommendations to add, update, and enhance the definitions found in Section 100-6 of the Township’s Land Use Ordinance; and

**WHEREAS**, the Township Committee has reviewed the Reexamination and agree Chapter 100 should be amended to add, update, and expand the definitions in the Township’s Land Use Ordinance to provide clarification for officials, businesses, and potential applicants.

**NOW, THEREFORE, BE IT ORDAINED**, by the Township Committee of the Township of Holland, as follows:

**SECTION 1.** Chapter 100 of the Code of the Township of Holland entitled “Land Use”, Article III entitled “Terminology”, Section 6 entitled “Definitions” is hereby amended and supplemented by adding the following underlined text in alphabetical order and deleting text in ~~strikeout~~:

**BUSINESS AND PROFESSIONAL OFFICES**

An establishment consisting of a room or group of rooms used for conducting the affairs of a business, profession, service, industry, or government and generally furnished with desks, tables, files, and communication equipment.

**CHILD-CARE CENTER**

A facility which is maintained for the care, development, and/or supervision of six or more children who attend for less than 24 hours per day and which is licensed by the New Jersey Department of Human Services.

**DRIVE-IN FOOD STAND**

An establishment where food and/or beverages are sold in a form ready for consumption, where all of the consumption takes place outside of the confines of the building, and where ordering and pickup of food may take place from an automobile. This use does not include a drive-through window.

**FAMILY DAYCARE**

The private residence of a family day care provider, which is registered as a family day care home pursuant to the Family Day Care Provider Registration Act.

**HEIGHT OF BUILDINGS**

Unless otherwise specified in this Part 1, the height of buildings shall be measured from the average elevation of the ~~post-disturbance grade~~ ground level at the foundation of the building to the highest point of the highest ridgeline of the roof.

**LOT WIDTH**

The horizontal distance between the side lines of a lot measured along a straight line parallel to the front lot line. Said measurement shall occur at the minimum required front setback line. However, in the case of lots on the circle of a cul-de-sac, the distance shall be measured along an arc at the minimum required front setback line and shall be at least 50 feet. The straight and horizontal distance between side lot lines at setback points on each side lot line measured an equal distance back from the street line. The minimum lot width shall be measured at the minimum required setback line; provided, however, that the width of the lot between side lot lines at their foremost points (along the frontage) shall not be less than 80% of the required lot width except in the case of lots on the turning circle of a cul-de-sac, where the lot frontage shall be at least 50 feet.

### **MANUFACTURE OF LIGHT MACHINERY**

An establishment engaged in the mechanical or chemical transformation of materials or substances into light machinery, including the assembling of component parts and the creation of products. Ancillary business offices shall be permitted within the same structure.

### **PERSONAL SERVICE**

An establishment primarily engaged in providing services involving the care of a person or his or her personal goods or apparel. Personal service establishments shall include, but are not limited to, salons, barbershops, nail salons, clothing and shoe cleaning and repair, tailors, and the like.

### **RETAIL SALES**

An establishment engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

### **WAREHOUSING**

A building used for the storage of goods and materials. Space within a building may be leased to separate entities. Ancillary business offices shall be permitted within the warehouse building.

**SECTION 2.** All other sections of this Ordinance shall remain in full force and effect.

**SECTION 3.** All Ordinances and parts of Ordinances inconsistent with the provisions hereof are hereby repealed.

**SECTION 4.** This Ordinance shall take effect immediately upon passage and publication as required by law.

After some review, A motion was made by Dan Bush and seconded by Mike Keady to send a memo to the Township Committee stating that the proposed ordinance is consistent with the Master Plan. At a roll call vote, all present were in favor of the motion. Motion carried. Secretary Kozak will follow up with Clerk Miller.

### **Completeness Review:**

There is no completeness review to discuss at this time on the agenda.

### **Resolution**

There were no resolutions on the agenda at this time.

### **Public Hearings**

There are no Public Hearings to discuss at this time on the agenda.

### **Sub-Committee Status and Updates:**

Holland Township Highlands Council Subcommittee –update – Mike Keady reported that everything is quiet at the moment but there is anticipation that additional funding will be available in the future. Secretary Kozak will work with the Highlands Council to close out some prior tasks.

### **Public Comment**

There were no public comments offered at this time as no one was present representing the public.

### **Executive Session**

There was no Executive Session scheduled at this time.

**Mayor Bush**

The Township Committee will be introducing an ordinance that will require the Planning Board to review. The ordinance will be distributed for review. This will be on the next Planning Board meeting. The ordinance will be introduced at the first Township Committee meeting in June and will have a public hearing in July. More details to follow.

**Adjournment**

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

Respectfully submitted,  
*Maria Elena Jennette Kozak*  
Maria Elena Jennette Kozak  
Secretary