

# GREEN TOWNSHIP PLANNING BOARD MINUTES

Regular Meeting, March 13, 2014

@7:05 PM, the Board Chairman, Scott Holzhauer **CALLED THE MEETING TO ORDER** and then led everyone in recitation of the **PLEDGE OF ALLEGIANCE**. He then read the **OPEN PUBLIC MEETING** statement.

**ROLL CALL:** The Board Secretary, Desiree L. Dunn was asked to call the ROLL finding Scott Holzhauer, Laszlo Raffay (Vice Chair.), Eugene Bambara, Joseph Cercone, Mayor Daniel Conkling (7:08 PM), Richard Wilson, and Michael Viersma in attendance. Also present: Board Attorney Lyn Aaroe, Board Planner Jessica Caldwell.

**OATHES OF OFFICE FOR NEW / REAPPOINTED MEMBERS (Vacant - Alternate #2):** None

**MOTION TO EXCUSE ABSENT MEMBERS:** James Chirip, Watson Perigo and Jason Rittie

- Raffay so moved. Cercone seconded. VOICE VOTE: All members present voted “aye” in the affirmative. NO ABSTENTIONS. NO OBJECTIONS. Motion Carried.

**MOTION TO APPROVE 1-9-14 MINUTES:**

- Wilson so moved. Conkling seconded. VOICE VOTE: All eligible members voted “aye” in the affirmative. NO ABSTENTIONS. NO OBJECTIONS. Motion Carried.

**PAYMENT OF BILLS:**

- Conkling so moved. Wilson seconded. DISCUSSION: Conkling questioned the issue of his formerly abstaining from certain votes for perceived Conflict of Interest regarding certain cases. The Board Attorney advised him that it was not necessary. ROLL CALL VOTE: Viersma – YES; Wilson – YES; Conkling – YES; Cercone – YES; Bambara – YES; Raffay – YES; and, Holzhauer – YES.

**ENDORSEMENT OF 2013 BOARD OF ADJUSTMENT ANNUAL REPORT:**

- NO BOARD ACTION TAKEN upon advice of the Board Attorney that only acceptance / endorsement was needed. The Board concurred and instructed the Board Secretary to forward to the Township Committee, as required by the M.L.U.L.

*\*As advised by the Board Attorney, the Chairman deviated from the published Agenda to address the proposed Ordinance revisions before Resolutions.*

**ORDINANCES:**

- A. An Ordinance amending Section 30-4 Definitions and Section 30-17.2M Design standards for parking... To define net floor area for the purpose of parking calculations.

DISCUSSION: The Board Planner described work conducted by herself and the Board Attorney to devise the proposed changes with special attention to light manufacturing. Discussed ensued regarding floor area definitions for the purpose of determining floor area ratio. Described all the types of use and whether they should count toward requiring parking for human occupation. She described net floor area versus gross floor area. Board questioned existing parking calculations in the ordinance and whether they are based on industry standards. Further discussion ensued. The Board Planner outlined further how prospective uses may require parking. The Board recommended specific changes. The Board Attorney and Planner agreed to work on the Ordinance again. The Chairman recognized Alan Campbell, PE, to offer Public Comments. Questioned usage of percentages and offered a sliding scale based on the gross size of the building. He suggested more research be conducted into different scenarios. The Board recommended analysis of the usages, i.e. wholesale versus retail. Further discussion ensued. Requested further analysis of the standards and whether they make sense. Board recommended not keeping obsolete ordinance requirements. Campbell brought their attention to the Ordinance requirement that the Zoning Officer have charge of determining compliance with parking standards.

Board discussed various scenarios. A change was suggested that every proposed modification go before the Board's TRC.  
**NO BOARD ACTION TAKEN.**

**RESOLUTIONS:**

**PB1305: MINOR SUBDIVISION / ANNEXATION (LOT LINE ADJUSTMENT -**

**Applicant: Rodriguez, Katherine (Pequest 202, Owner)**

**Property: Block 22, Lots 2 & 2.02 - Crossed Keys Inn**

DISCUSSION: The **Board Attorney** recommended that the matter be carried until after the ordinance revisions are finalized. **Chairman** entertained a motion to that effect.

- **Wilson so moved. Raffay seconded. Voice Vote: All members present voted "aye" in the affirmative. No ABSTENTIONS. No OBJECTIONS. Motion carried.**

**Re made to the parking ordinance as he had a proposed revision to the resolution which was now mute. Chairman**

**EXTENSION REQUESTS:** None

**OLD APPLICATIONS:** None

**NEW APPLICATIONS:** None

**PUBLIC COMMENT:** @8:14 PM, with no one offering Public comments, the **Chairman** opened and closed the meeting.

**OTHER BOARD BUSINESS**

- **Professionals' Report(s): Board Attorney** submitted for the Board's knowledge, a) COAH's suspension period expired 7-1-13 and now fees would be charged; and, b) he outlined his memo regarding Mr. Tommaso's informal request to have his conservation easement removed. Brief discussions ensued regarding both matters.
- **Cross-over Report - Bambara** and the **Board Attorney** briefly described the proceedings that led to the denial of the Doggie Chalet application.
- **Mayor Conkling:** Brought up that everyone is now required to use the township e-mail server, with no exceptions. **Bambara** said he had problems opening up attachments. Mayor reiterated that help would be available but in order to comply with new DARM regulations, the new system must be implemented.
- **Secretary's Report: Board Secretary** requested a subcommittee be appointed to help draft a revised Board application and brought copies of the multiple types of applications currently used. Mentioned how the Board of Adjustment had already gone through the process of revision and now has a much better and user-friendly document available to the public. She credited Gene Bambara, Steve Kurzeja and Matt Fox, as well as the Professionals who gave input and said Bambara was again willing to take on the task. **Chairman** asked for volunteers. New subcommittee chosen was **Bambara, Rittie and Wilson.**

**ADJOURNEMENT:** With no new subjects to discuss, the Chairman entertained a motion for adjournment.

- **@ 8:16 PM, Conkling so moved. Cercone seconded. VOICE VOTE: All members present votes "aye" in the affirmative. No abstentions. No objections. Motion Carried.**

Minutes Respectfully Submitted by:

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Desiree L. Dunn, Secretary  
Planning Board & Board of Adjustment

***✓ APPROVED May 8, 2014***