

# GREEN TOWNSHIP PLANNING BOARD MINUTES

REGULAR MEETING, August 14, 2014

**CALL TO ORDER:** @7:02 PM, the Board Chairman, Scott Holzauer CALLED THE MEETING TO ORDER and then led everyone in recitation of the PLEDGE OF ALLEGIANCE before reading the OPEN PUBLIC MEETING statement.

**ROLL CALL:** The Board Secretary called the Roll finding Scott Holzauer; Laszlo Raffay, Vice Chair.; Eugene Bambara, Cross-Over Member; Mayor Daniel Conkling (7:05 PM); James Chirip; Jason Rittie; Watson Perigo; Michael Rose, Alternate #2 in attendance. Also present: Lyn Aaroe, Esq., Board Attorney.

**MOTION TO EXCUSE ABSENT MEMBERS:** Joseph Cercone and Michael Viersma, Alternate #1.

- Chirip so moved. Rittie seconded. VOICE VOTE: All members present voted "aye" in the affirmative. No abstentions. No objections. Motion carried.

**MOTION TO APPROVE MINUTES** (from June 12, 2014)

Corrections / Changes Requested: None

- Chirip so moved. Raffay seconded. VOICE VOTE: Chirip - ABSTAINED; Holzauer - ABSTAINED; Wilson - ABSTAINED. All other members present voted "aye" in the affirmative. No objections. Motion carried.

**RESOLUTIONS:** NONE

**EXTENSION REQUESTS:**

**A. Forest Knolls, Section II - 3-year request.** The Board Attorney introduced the matter and his long-standing advice to grant 1 or 2-year extensions, at maximum. Conkling, although he said he'd have to abstain from the vote, updated the Board through his familiarity with the project, stating their current active construction status is almost complete with the roadways dedicated to the Township - expected to be done this time next year. With no further discussion the Chairman entertained a motion for approval.

- Perigo so moved to grant a 2-year extension. Rittie seconded. ROLL CALL VOTE: Conkling ABSTAINED; Rose - YES; Perigo - YES; Rittie - YES; Chirip - YES; Bambara - YES; Raffay - YES; and, Holzauer - YES. No objections. Motion carried.

**ORDINANCES:** None

**PENDING APPLICATIONS:** None

**NEW APPLICATIONS:** None

**GENERAL PUBLIC COMMENT:** @7:07 PM, the Chairman acknowledged that no one was present in the audience and closed the meeting for Public Comments.

**PAYMENT OF BILLS:**

- Chirip so moved. Perigo seconded. ROLL CALL VOTE: Rose - YES; Wilson - YES; Rittie - YES; Perigo - YES; Chirip - YES; Conkling - YES; Bambara - YES; Raffay - YES; and, Holzauer - YES. No abstentions. No objections. Motion carried.

#### **OTHER BOARD BUSINESS:**

- **County:**
- **Attorney:** Pleased to report that a meeting was held. An outline was developed. Suggested that the work begin with the Definitions. Report every month for updates. Expect to be done by the end of the year. Has worked out to Mondays at 4 pm. **Wilson** asked that someone else be appointed in his place. **Raffay** offered to replace him.
- **Cross-Over Report** - No meetings but County Board of Health denied Doggone Farm. **Conkling** offered that all change of use requires bringing septic up to standard.
- **Mayor's Report: Ongoing action on multiple violations found at former old house on Pequest Road.**
- **Chairman's Report:** Freeholder Vohden has told him about a piece of property being considered for drug rehab center similar to Alina Lodge in Hardwick. Got him to thinking about developing an overlay zone and wanted to discuss the viability and legality of such an idea to bring in ratables. **Bambara** and **Board Attorney** concurred that it is not a big deal to apply and be considered a beneficial use. Conkling said in that case, emergency services must be considered.
- **Chairman** questioned whether Occhifinto has begun making COAH contributions. **Board Secretary** has said she would report back after speaking with Administration.
- **Mayor's Report:** COAH rehab house was sold to Habitat to Humanity.

#### **ADJOURNEMENT:**

- **@7:22 PM, Conkling so moved. Chirip seconded. VOICE VOTE: All members present voted "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 September 11, 2014.***