

# GREEN TOWNSHIP PLANNING BOARD MINUTES

REGULAR MEETING, JULY 10, 2014

**CALL TO ORDER:** @7:06pm, the Board Vice Chairman, Laszlo Raffay **CALLED THE MEETING TO ORDER** and then led everyone in recitation of the **PLEDGE OF ALLEGIANCE** and then read the **OPEN PUBLIC MEETING** statement.

**ROLL CALL:** The Board Secretary called the Roll finding Laszlo Raffay, Vice Chair.; Eugene Bambara; Mayor Daniel Conkling; Joseph Cercone; James Chirip; and, Watson Perigo Also present: Lyn Aaroe, Esq., Board Attorney.

**MOTION TO EXCUSE ABSENT MEMBERS:** Scott Holzhauer; Jason Rittie; Richard Wilson; and, Michael Viersma.

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

**OATHS OF OFFICE FOR REAPPOINTED / NEW MEMBERS:** Michael Rose

The Board Attorney administered the Oath of Office for Michael Rose, appointed to Alternate #2 position on the Board.

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

**Corrections / Changes Requested: None**

- Conkling so moved. Raffay seconded. **VOICE VOTE:** Rose - ABSTAINED. All other members present voted "aye" in the affirmative. No objections. **Motion carried.**

## **RESOLUTIONS:**

**A. #PB 1407: Cedar Peak, LLC - Preliminary Major Site Plan - warehouse**

**DISCUSSION:** Board Attorney explained his Resolution, as edited by the Applicant's attorney Megan Ward. Discussion ensued between Ward and Aaroe, Esq. detailing the following: Specific revisions regarding buffering; Language regarding signage; Finalized building plans to be reviewed by the Planner and/or Engineer rather than appear before the Board; and, Tenants would have to have warehousing comply with S-1 - moderate, or S-2 - low; hazard classifications. Performance guarantees discussed. Construction would take place on Preliminary approval. Determined that the land disturbance bond should suffice. The Board Secretary obtained the exhibits used during the application to determine the limits of disturbance. It was decided to abide by what is shown on Exhibit A-2, because it varies in width from 25 feet to 150 feet. **Raffay entertained a motion for approval of the Resolution with necessary changes, as discussed.**

- Conkling so moved. Perigo seconded. **ROLL CALL VOTE:** Chirip and Rose - ABSTAINED. Perigo - YES; Cercone - YES; Conkling - YES; Bambara - YES; and, Raffay - YES. No objections. **Motion carried.**

\* Board Secretary confirmed that revised **Resolution #PB1407** would be sent to her as soon as possible and confirmed that the Public Notice could be taken as is from the draft Resoluiton.

## **ORDINANCES:**

**DISCUSSION:** Board Attorney briefly outlined how the Ordinance Subcommittee would undertake the review process and the sequence of approvals needed before enactment. He requested that the Board Secretary

