

GREEN TOWNSHIP PLANNING BOARD MINUTES

REGULAR MEETING, MAY 8, 2014

CALL TO ORDER: @7:04pm, the Board Chairman, Scott Holzauer 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 Scott Holzauer, Chair. ; Laszlo Raffay, Vice Chair.; Eugene Bambara, Joseph Cercone, Watson Perigo; James Rittie; Richard Wilson (7:06 PM); and, Michael Viersma, Alternate #1 in attendance. Also present: Lyn Aaroe, Esq. and Jessica Caldwell, P.P. AICP

OATHS OF OFFICE FOR REAPPOINTED / NEW MEMBERS (Alternate #2): No one appointed to fill this position.

MOTION TO EXCUSE ABSENT MEMBERS: Mayor Daniel Conkling and James Chirip

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

MOTION TO APPROVE MINUTES

With no corrections or changes requested to the **draft 3-13-14 minutes provided**, the Chairman entertained a motion for approval.

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

** The Chairman elected to deviate from the published agenda to pay bills later in the meeting and directed that the change be made permanent.*

RESOLUTIONS:

A. # PB1207rev: Oak Run, LLC; Bl. 31, L 1.08 -

DISCUSSION: The Board attorney explained the development of the Resolution, dated January 9th, with final version dated May 8th. Space determination and parking needs evaluated further. It was said to impose some clear standards. Caldwell stated that she also looked at it as part of the study she did for the parking ordinance revisions that have been underway and found it complies. The Chairman entertained a motion for approval.

- @7:09 PM, Rittie so moved. Cercone seconded. ROLL CALL VOTE: Viersma - YES; Wilson - YES; Rittie - YES; Perigo - YES; Cercone - YES; Bambara - YES; Raffay - YES; and, Holzauer - YES. No Abstentions. No Objections. Motion carried.

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 Purposes of Parking Calculations.

DISCUSSION: Caldwell introduced the document. She explained how since the last meeting, she did a study of previously approved Site Plans to discern limits imposed, waivers requested and those that chose to "bank" parking spaces. She provided details as outlined in her report and described the intricacies of gross parking versus net parking requirements. Discussion ensued regarding preferred percentages and how best to give applicants more options and flexibility. Board members concurred that it would be easier for determinations. The Chairman asked Ward for her opinion, as an applicant. She concurred that it would be easier to work with. It was determined that the Board Attorney would transmit the document to the Township Committee.

When no further discussion was forthcoming, the Chairman entertained a motion to endorse the ordinance and send it to the Township Committee for adoption.

- Wilson so moved. Cercone seconded. ROLL CALL VOTE: Michael Viersma - YES; Richard Wilson - YES; James Rittie - YES; Watson Perigo - YES; Joseph Cercone - YES; Bambara - YES; Raffay - YES; and, Scott Holzauer - YES. No Abstentions. No Objections. Motion carried.

OLD APPLICATIONS: None

NEW APPLICATIONS:

A. PB 1407: Cedar Peak, LLC - Preliminary Site Plan; Bl 31, L 1.06 (Airport Road)

Representing the applicant: Megan Ward, Esq.

Date for the Technical Review Committee meeting set to convene Tuesday, May 27th @ 4 PM

Ward and the **Board Attorney** confirmed that the date was good. **Board Secretary** charged with sending an e-mail to John Miller to see if he could attend. She agreed to do so the next day, however stated she'd be away on vacation shortly and all changes should be addressed by the Board Chairman, with help from Administration.

GENERAL PUBLIC COMMENT:

As he had with the Board of Adjustment, the **Board Attorney** conveyed that this segment is not needed nor appropriate for land use boards and asked that it be stricken from the Agenda in favor of Public Comment on the Matter. Discussion ensued. The **Chairman** polled the Board and disagreed with limiting Public Comment. He disagreed and determined that it should be left as is.

PAYMENT OF BILLS:

The **Chairman** asked for a motion to approve the April Bills List provided.

- **Rittie so moved. Raffay seconded. ROLL CALL VOTE: Michael Viersma - YES; Richard Wilson - YES; James Rittie - YES; Watson Perigo - YES; Joseph Cercone - YES; Bambara - YES; Raffay - YES; and, Scott Holzhauser - YES. No Abstentions. No Objections. Motion carried.**

OTHER BOARD BUSINESS:

- **Chairman's Report**- Nothing to report except that he and **Bambara** will try to get together next month to review changes to the Planning Board application and checklist.
- **Cross-Over Report: Bambara** asked to give a brief update about the Doggie Chalet denial.
- **Secretary's Report** – Vacation Reminder.
- **Sussex County Planning Board & Water Commission** - None
- **Other** - The **Board Attorney** briefly discussed the Township Ordinance Revision project and the need for funding. He said he would reach out to the Township Clerk / Administrator to check status.

ADJOURNEMENT:

The **Chairman** asked for a motion to adjourn the meeting.

- **@ 8:39pm, Wilson so moved. Cercone seconded. VOICE VOTE: All members present voted "aye" in the affirmative. No abstentions. No objections. Motion carried.**

Minutes Respectfully Submitted by:

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

✓ APPROVED June 12, 2014