

**GREEN TOWNSHIP BOARD OF ADJUSTMENT MINUTES
REORGANIZATION MEETING, January 15, 2015**

CALL TO ORDER: @ 7:03 PM, the Board Secretary, Desiree L. Dunn **CALLED THE MEETING TO ORDER** and then led everyone in recitation of the **PLEDGE OF ALLEGIANCE**. She then read the **OPEN PUBLIC MEETING** statement.

ROLL CALL: The Board Secretary called the Roll finding Eugene Bambara, Louis Tommaso, Matthew Fox (8:26 PM), Sharon Mullen, Michael Muller, Michael Roller, Carmine Torella and Dennis Walker in attendance. Also present: Lyn Aaroe, Esq.

OATHS OF OFFICE FOR REAPPOINTED / NEW MEMBERS: Torella and Walker

@7:04 PM, Lyn Aaroe, Esq. administered the Oaths of Office to those members present.

REORGANIZATION:

The Board Secretary invited members to nominate a Board Chairperson,

- Mullen nominated Eugene Bambara to continue as Chairman. Tommaso seconded. ROLL CALL VOTE: Walker – YES; Torella – YES; Roller – YES; Muller – YES; Mullen – YES; Tommaso – YES; and, Bambara – YES. No abstentions. No objections. **Motion carried.**

The Chairman entertained Board action on the following positions / issues:

- Vice-Chairman – Muller so moved. Walker seconded. ROLL CALL VOTE: Walker – YES; Torella – YES; Roller – YES; Muller – YES; Mullen – YES; Tommaso – YES; and, Bambara – YES. No abstentions. No objections. **Motion carried.**
- Board Attorney: The Chairman provided a preface explaining the R.F.P. process just undertaken by a Township Nominating Committee. Mullen moved to appoint Lyn Aaroe, Esq. Muller seconded. ROLL CALL VOTE: Walker – YES; Torella – YES; Roller – YES; Muller – YES; Mullen – YES; Tommaso – YES; and, Bambara – YES. No abstentions. No objections. **Motion carried.**
- Board Engineer: Muller moved to appoint John Miller, P.E. of Suburban Consulting Engineers. Walker seconded. ROLL CALL VOTE: Walker – YES; Torella – YES; Roller – YES; Muller – YES; Mullen – YES; Tommaso – YES; and, Bambara – YES. No abstentions. No objections. **Motion carried.**
- Board Planner: Tommaso moved to appoint Jessica Caldwell, P.P. Torella seconded. ROLL CALL VOTE: Walker – YES; Torella – YES; Roller – YES; Muller – YES; Mullen – YES; Tommaso – YES; and, Bambara – YES. No abstentions. No objections. **Motion carried.**
- Board Secretary: The Chairperson moved to appoint Desiree Dunn. Mullen seconded. ROLL CALL VOTE: Walker – YES; Torella – YES; Roller – YES; Muller – YES; Mullen – YES; Tommaso – YES; and, Bambara – YES. No abstentions. No objections. **Motion carried.** The Chairman asked Dunn if she needed more hours because he viewed her as being overworked. She replied YES. Discussion and questioning of her hours ensued wherein she explained the cap of 15 hours allowed per week and her previous memo to the Committee early on asking for the flexibility to work up to 20 hours per week if needed which was denied. The Board Attorney explained the Boards function related to personnel. The Chairman said he would write a letter, approach the Planning Board Chairman to see if he concurred and attend a meeting for that purpose. Tommaso offered to also attend. The Chairman entertained Voice Votes and discussion of the following matters:
 - Meeting Dates & Times: Tommaso suggested that the former time of 7:30 PM be resumed. The Board indicated a consensus. VOICE VOTE: All members present voted “aye” in the affirmative. No abstentions. No objections. **Motion carried.**
 - Official Paper: NJ Herald; Star Ledger for special notices and transmittal only): VOICE VOTE: All members present voted “aye” in the affirmative. No abstentions. No objections. **Motion carried.**

MOTION TO APPROVE THE CHAIRMAN’S APPROVAL OF SIGNING OF BILLS WITHOUT BOARD REVIEW.

The Chairman added this item to the agenda.

- **Muller so moved. Tommaso seconded. VOICE VOTE: All members present voted “aye” in the affirmative. No abstentions. No objections. Motion carried.**

MOTION TO EXCUSE ABSENT MEMBERS: Mathew Fox (joined the Board later)

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

PROFESSIONAL APPOINTMENTS: The **Board Secretary** provided a sample Resolution as she did not have time to complete said documents with the prior holidays and missing items from the Professionals. She assured the Board that finalization of said documents would occur as soon as they are deemed satisfactory to send to Administration. The **Chairman** noted that Aaroe’s fee schedule would be provided at the next meeting. The **Chairman** requested a combined motion and voting on the following Professionals:

Board Attorney – Lyn Aaroe, Esq. with offices @ 126 Mansfield Street, Belvidere.

Board Planner- Jessica Caldwell of Caldwell & Associates @ 122 Main Street, Suite 204, Newton

Board Engineer- John Miller, P.E., P.P. of Suburban Consulting Engineers, 100 Valley Road, Mount Arlington.

- **The Chairman entertained a motion to approve said contracts in toto. Torella so moved. Roller seconded. ROLL CALL VOTE: Walker – YES; Torella – YES; Roller – YES; Muller – YES; Mullen – YES; Tommaso – YES; and, Bambara – YES. No abstentions. No objections. Motion carried.**

MOTION TO APPROVE MINUTES: None provided.

MOTION TO AUTHORIZE BOARD ATTORNEY TO PREPARE 2014 ANNUAL REPORT:

- **The Chairman so moved. Tommaso seconded. VOICE VOTE: All members present voted “aye” in the affirmative. No abstentions. No objections. Motion carried.**

NEW RESOLUTIONS: None

ORDINANCES: None

OLD APPLICATIONS:

1. **@7:29 PM, BA 1213: DOGGONE FARMS - “d” Variance granted 6-6-13 for compliance with conditions until extended deadline of 12-6-14.**

The **Chairman** updated the Board and recognized **Mike Selvaggi, Esq.** to provide a status report dealing with the expiration of the 2nd extension granted to the facility to operate. Details provided regarding attempts made and individual County officials approached in a denial letter issued in December that made it thus made the applicant unable to satisfy conditions Board placed on the case, including obtaining a kennel license. **Gabrielle Cook**, property owner, described her efforts with the County and State. Requested additional time. More discussion ensued. The **Chairman** summed up the correspondence received to date and polled the Board to ascertain what reasonable time should be granted. Board members suggested lesser amounts of time, as well as an objection outright to the 6 months requested because of prior concessions. A Board member expressed concern over the possible ramifications of allowing the facility to operate without a kennel license, one of the conditions. The **Chairman** entertained a motion for a compromise 4-month extension of time required to satisfy the conditions.

@8:01 PM, he opened and closed the meeting for Public Comments on the matter. None offered

- **The Chairman so moved to grant a 4-month extension from the December 6th initial extended deadline. Torella seconded. ROLL CALL VOTE: Walker – YES; Torella – YES; Roller – YES; Muller – YES; Mullen – YES; Tommaso – NO; and, Bambara – YES. No abstentions. Motion carried.**

2. @8:03 PM, BA 1405: ALLES, JAYNE & CHARLES; Bl. 45, L. 18 (33 Shore Rd) – “c” Variance Request.

EXTENSION REQUEST: Until February meeting to allow the Alles’ to have a Planner present at the Board meeting.

DISCUSSION: In attendance, **Mr. & Mrs. Alles**. The **Chairman** reminded them that they are still under Oath from the last meeting. Discussion ensued regarding the need for a licensed Planner to address comments stipulated in the Board Planner’s report. The **Board Attorney** mentioned that more consideration should be given to the several concerns previously expressed by the Board and neighbors. The **Chairman** stipulated some of the concerns of the Board and Public. He said that the revised plans recently submitted by their Engineer hadn’t directly addressed those concerns. The Chairman highlighted continued concerns – excessive slope of driveway, greater setback than neighbors’ homes creating steeper driveway, poor sight distance at top of driveway, 5 ft. building setback to neighbor’s lot, etc. He suggested they go to their Engineer to pursue alternative options. **Mrs. Alles** requested a list of those concerns. **Board Secretary** offered to create a CD copy of the meeting. The **Chairman** offered more details. Suggested they review the driveway ordinance with their Engineer. Requested they pursue home design options more creatively. More discussion ensued wherein the **Chairman** summed up continued concerns with current house plans and driveway issues. He entertained a motion to extend (carry) the application until the February 5th meeting without further notice.

- **Tommaso so moved. Walker seconded. ROLL CALL VOTE: Walker – YES; Torella – YES; Roller – YES; Muller – YES; Mullen – YES; Fox* – YES; Tommaso – YES; and, Bambara – YES. No abstentions. No objections. Motion carried. (*Fox joined the Board @8:26 PM)**

NEW APPLICATIONS:

1. #BA 1501: Cellco / Verizon Wireless – “d” Variance – Cell Tower. / Bl. 5, L. 2.02 (140 Shotwell Road)

The **Chairman** discussed the location of the project. Offered to the Board for informational purposes only as Completeness reviews are pending from Board professionals. Expected to be heard February 5th.

- **Muller** recused himself discussion / future Action on the application due to conflict of interest, because he wrote the E.I.S. Statement. The Chairman mentioned that geologic study would be ideal.

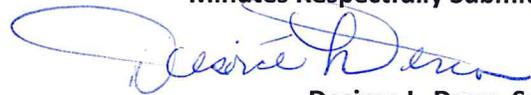
OTHER BOARD BUSINESS:

- Cross-Over Report – Briefly discussed PB 1414: White application involving the realignment of the drainage easement on the Stone Meadows’ lot. Some discussion ensued.
- Secretary’s Report – 1) Asked that everyone check the address form; b) Relayed list of Board members as requested by Deputy Clerk that have yet to sign Employee Handbook forms. Some discussion ensued wherein some members did comply.

MOTION TO ADJOURN:

@8:40 PM, Muller so moved. Roller 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 April 2, 2015