

GREEN TOWNSHIP LAND USE BOARD MINUTES

REGULAR MEETING, August 12, 2021

CALL TO ORDER: The August 12, 2021 regular meeting of the Land Use Board was called to order by the Chairman, Mr. Scott Holzhauser, at 7:03pm. He then led everyone in the PLEDGE OF ALLIGIANCE.

Recitation of the OPEN PUBLIC MEETING STATEMENT by Chairman Holzhauser.

ROLL CALL: Present: Mr. Joe Cercone, Mr. Jim DeYoung, Mr. John Lynch, Mr. Mike Muller, Mr. Rick Wilson and Mr. Scott Holzhauser.

Also present: Mr. David Brady, Board Attorney and Mrs. Patty DeClesis in for Ms. Kim Mantz, Land Use Secretary

Members Absent: Mr. James Chirip, Mr. Dan Conkling, Mrs. Jenny Kobilinski, Mr. Jason Miller and Mrs. Sharon Mullen

Motion was made to excuse the absent members by Mr. Wilson and seconded by Mr. Cercone.

No Discussion. All in Favor. Motion Carried.

MOTION TO APPROVE MINUTES:

Land Use Board Minutes of April 8, 2021

Mr. Wilson motioned to approve minutes and was seconded by Mr. DeYoung. No Discussion. All Ayes.

Abstentions: None

RESOLUTIONS: None

OLD BUSINESS: None

NEW BUSINESS:

Application: LU#2102

Owner/Applicant: Kate Douglass and Aldo Licitra

Block 7 Lot 2 – 27 Hibler Road, Newton, NJ 07860

This application began at 7:06pm

Mr. Jason Rittie, attorney for the applicant began with a brief background of the reason for the application. Ms. Douglass and Mr. Licitra would like to install a fence around their property at 27 Hibler Road. The ordinance calls for a maximum of 4 feet in the front yard of which they have two because they are located on the corner of Hibler and Wintermute Roads. The applicant is proposing a height from the top of the rail ranging from 4.3 to 4.5 feet due to the topography with posts up to 5 feet also depending on the land. Legal notices were mailed to property owners on the 200-foot list on July 14 and legal notice published in the Herald on July 19. The proof of notice was sent to the Board on July 21. Mr. Brady stated the notice was sufficient.

Mr. Stoner recommended the Board grant all waivers requested.

A motion was made by Mr. Cercone that the Board grant the requested waivers and was seconded by Mr. Muller.
Roll Call Vote: Mr. Cercone, Mr. DeYoung, Mr. Lynch, Mr. Muller, Mr. Wilson and Mr. Holzhauser.
No Discussion. All Ayes. Abstentions: none

Ms. Kate Douglass, applicant, was sworn in by Mr. Brady.

Ms. Douglass gave a brief description of why she came to Green and her of property at 27 Hibler Road.

She explained she understood the issue with the sight line at the corner which is why the fence is set back off the road.

They would like to start at the existing sheep pen fence, then go across the property on Hibler and then down around the back.

The primary reason for the fence is for the horses but also for her son, who is an Iraqi war vet. The horses help with PTSD therapy and she would eventually like to help Vets by giving them a chance to be with the horses, nothing commercial, just some volunteer work. She would also like to have it for security reasons because people love to stop and take pictures and pet horses.

Exhibit A-1 was submitted to show the depiction of what the fence would look like.

Ms. Douglass stated she wants to keep the fence rustic so she will not be painting it white. There will be strong wire placed on the inside of the fence, not only to keep the dogs in and critters out, but to keep the horses from skidding their legs under the fence.

Mr. Brady confirmed the height of the fence for the resolution.

Mr. Wilson asked to confirm the location of the fence in the northeast corner of the property. Ms. Douglass explained the portion does not go over the water and is going to replace an old wire fence. The horses will not be allowed to cross the brook or go near the swimming pool. There will be internal fencing to allow for several paddocks to keep the horses contained.

Mr. Holzhauser asked if the extra height really makes a difference. Mr. Douglass replied by saying it is recommended by most that horse fences should be 60 inches, but she feels it is excessive because she does not own champion jumpers. Mr. Holzhauser questioned if she found out the fence is insufficient in height could she run an additional post with wire to increase the height, the applicant stated she would not. Mr. Stoner, as a horse owner, said the 4 ½ foot fence is fine to keep them from jumping.

Mr. Stoner asked about the neighbor beside them and if any of the improvements will be close to the shared property line. Ms. Douglass explained there will only be pasture and fencing in that area. If they were to put up a barn, they would put it over near the swimming pool. Any manure will hopefully be recycled and if not, it will be in the back and not be close to the neighbors. This property is not farm assessed and it is not in her plan to become so. The applicant understands that if she did change the barn she would have to get permits.

Mr. Holzhauser opened the floor to public comments. There was one person in the room and she was not there to comment, she was thinking about joining the Land Use Board. Mr. Holzhauser closed the public comment.

Mr. DeYoung asked if there was any limit horses on a property of this size. Mr. Holzhauser responded by saying the state does not limit it but there are local ordinances in place that may. Ms. Douglass stated there will not be more than 3 because the pasture/grass would not be able to handle more.

Mr. Stoner said as long as they stay out of the designated sight triangle they don't have to go to the County Planning Board.

Mr. Wilson asked about any of the neighbors and if they had any objections and Mr. Rittie said no, he had not heard of anything from anyone.

A motion was made by Mr. Muller to approve the variance request and was seconded by Mr. Wilson.

Roll Call Vote: Mr. Cercone, Mr. DeYoung, Mr. Lynch, Mr. Muller, Mr. Wilson and Mr. Holzhauser.

No Discussion. All Ayes. Abstentions: none

Mr. Holzhauser asked for any public input, there was none so he closed the public portion of the meeting.

- **ATTORNEY'S REPORT** – None
- **CHAIRMAN'S REPORT** – None
- **SECRETARY'S REPORT** – None
- **PROFESSIONALS REPORT** – Mr. Stoner spoke briefly about the expansion of the Rail Trail. The Township is working with the Park Service to re clear a portion from Airport to Whitehall they cleared two years ago. The final piece is from Whitehall Road through the tunnel into Andover.
He also spoke of the Road Opening permits that are coming in to bring Natural Gas to the Lake Tranquility area. Elizabethtown Gas is expanding the areas in town to provide to more residents.

A Motion was made by Mr. Wilson to adjourn the meeting at 7:37pm and seconded by Mr. Cercone.

All Ayes. No Discussion. Motion Carried. Abstentions: none

Respectfully Submitted:



Kim Mantz, Land Use Board Secretary

Date approved: 9.9.21