

# GREEN TOWNSHIP LAND USE BOARD MINUTES

## REGULAR MEETING, December 13, 2018

**CALL TO ORDER:** The December 13, 2018 Regular meeting of the Land Use Board was called to order by Mr. Scott Holzhauser, Chairman, at 7:02pm. He then led everyone in the PLEDGE OF ALLIGIANCE.

Recitation of the OPEN PUBLIC MEETING STATEMENT by Mr. Holzhauser.

**ROLL CALL:** Present: Mr. Joe Cercone, Mrs. Sharon Mullen, Mr. Michael Muller, Mr. Watson Perigo, Mr. Jeff Wilson, Mr. Rick Wilson and Mr. Scott Holzhauser

Also present: Ms. Jessica Caldwell, Township Planner, Cory Stoner, Board Engineer and Mr. David Brady, Board Attorney

Members Absent: Ms. Rosa Alves, Mr. Jim Chirip, Mr. Danny Conkling, Mr. Jim DeYoung, Mr. John Lynch and Mr. Dennis Walker

Motion was made to excuse the absent members by Mr. Perigo and seconded by Mr. J. Wilson.  
No Discussion. All Ayes. Motion Carried.

### **MOTION TO APPROVE MINUTES:**

Land Use Board Minutes of October 11, 2018.

Mr. R. Wilson motioned to approve minutes and was seconded by Mr. Cercone.

All Ayes. Abstentions: none

**RESOLUTIONS:** None

**OLD BUSINESS:** None

### **NEW BUSINESS:**

Mr. Holzhauser noted there were no members of the public present in the room to offer any comments on the Reexam.

Ms. Caldwell began by going over the Master Plan Reexam draft from October which is attached to and made part of these minutes. She said it was essentially the same plan that was discussed in October with the revisions that were brought up from the Board Members. Ms. Caldwell explained some of the census data was tightened up so all the numbers correlated and softened the language with respect to the airport. She left the airport information somewhat open because she knew the Township Committee wanted to explore ideas for the property. Airport zone language was simplified with regards to how the various zones are divided. A description was provided for the commercial recreation area.

Ms. Caldwell went through the recommended ordinance changes on pages 30 and 31 of the Master Plan Reexam:

1. **Ordinance to reflect commercial zone district changes in Master Plan** – There are new proposed Neighborhood Commercial, Rural Business and A110 zones. There is also a new Commercial Recreation Zone. All of these expansions are reflected on page 29 of the Master Plan Reexam.
2. **Ordinance to remove public and private schools and hospitals from the conditional uses of residential zones** – This is based on the concern for large institutional uses in residential zones. Mr. Brady had drafted this recommendation to the governing body, but they had tabled it. It will be done as part of the reexam because the process was simpler.

Mr. Rick Wilson asked if this Master Plan Reexam had to be voted on by the governing body. Mr. Brady and Ms. Caldwell both explained it did not. It would be adopted tonight by the Land Use Board.

3. **Ordinance to further regulate the construction/operation/permitting of greenhouse** – The current regulations can be somewhat confusing, so this ordinance will help clear the language up. This ordinance should also address the expected growth of legalized marijuana.
4. **Ordinance to further regulate illuminated signage** – It is recommended that hours of operation of illuminated signs be added to the ordinance.
5. **Ordinance to enhance landscaping and property maintenance requirements** – This ordinance is to look at requiring properties to maintain their landscaping and replace any plant that dies as part of a landscaping plan. This also looks at the regulation of native and non-native species.
6. **Ordinance to update bonding procedures** – The Township regulations need to change to reflect the change in the state regulations.
7. **Ordinance to require public notice for permit application hearings under 70(a) and 70(b) of the Municipal Land Use Law (MLUL)** – To require an applicant to notice for an appeal or interpretation.
8. **Ordinance to update Section 30-74 of the Township Code on airport safety zones** – This recommendation is to add the safety zones and descriptions for Trinca Airport.
9. **Ordinance to enhance design standards of telecommunication towers** – To reduce visual obtrusiveness.
10. **Ordinance to enhance the regulations of Chapter XIV Vacant and Abandoned Properties** – Due to the high vacancy rates in the Township, this ordinance should be reviewed and revised as necessary to enhance enforcement and effectiveness.
11. **Ordinance to provide clearer definitions of “structures” and “buildings” within the Township** – This Ordinance recommendation would be to clear up the definitions.
12. **Ordinance to establish a lifespan for approvals** – To help better define the lifespan of all Land Use approvals.

Mr. Brady asked for a “ranking” of the ordinance recommendations to send to the Township Committee. After a brief discussion, Mr. Brady will list Ordinance Changes 2,3,11,12 and 7 as the most important and will recommend those be looked at first in his letter to the Township Committee.

Mr. Holzhauser gave praise to all who worked on this Reexam throughout the year and asked for final thoughts or questions.

Mr. Cercone asked if the vacancy rates on page 22 (projected vacancy rates) were only foreclosures. Ms. Caldwell explained the vacancy rates includes all vacant properties including foreclosures, seasonal properties, abandoned and houses that are in between owners.

There was a brief discussion about the Request for Interest for Trinca Airport. There was some interest, but nothing was discussed at the last Township Committee meeting.

Mr. Holzhauser brought up the bond amounts for Land Use applications. Mr. Stoner explained the bonding amounts are going to be looked at as part of No. 6 in the Ordinance Changes.

**PUBLIC COMMENT:** No public in attendance.

A motion was made to adopt the Master Plan Reexamination by Mr. Perigo and was seconded by Mr. R. Wilson.

No Discussion. All Ayes. Motion Carried

Mr. Holzhauser and Ms. Caldwell thanked everyone for all the work that had gone into the Master Plan Reexam this year.

• **ATTORNEY'S REPORT** – None

• **CHAIRMAN'S REPORT** – None

• **CORRESPONDENCE** – None

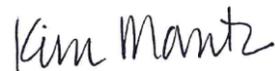
• **SECRETARY'S REPORT** – Kim reported that Airside will be on the January agenda. Airside will be looking to build a large warehouse.

Mr. Stoner believes the Board can do both a completeness hearing as well as the public hearing in January.

• **PROFESSIONALS REPORT** – None

A Motion was made by Mr. Perigo to adjourn the meeting at 7:34pm and seconded by Mrs. Mullen. All Ayes. No Discussion. Motion Carried.

Respectfully Submitted:



Kim Mantz, Land Use Board Secretary

Date approved: January 10, 2019