

**GREEN TOWNSHIP LAND USE BOARD
MINUTES
REGULAR MEETING, March 10, 2016**

CALL TO ORDER

The March 10, 2016, Regular meeting of the Land Use Board was called to order by the Land Use Chairman, Scott Holzhauser at 7:06 p.m. He then led everyone in the PLEDGE OF ALLEGIANCE, followed by a recitation of the OPEN PUBLIC MEETING STATEMENT.

ROLL CALL: Present: Mr. Scott Holzhauser, Mr. James Chirip, Mr. Daniel Conkling (arrived at 7:16pm), Mr. Watson Perigo, Mr. Jeff Wilson and Mr. Rick Wilson in attendance. Also present: Lyn Aaroe, Esq., Board Attorney, and Jessica Caldwell, Board Planner. Absent, Mr. John Miller, Town Engineer.

MOTION TO EXCUSE ABSENT MEMBERS: Motion made by Mr. J. Chirip, to excuse absent members. Second by Mr. R. Wilson. VOTE: All Ayes.

MOTION TO APPROVE MINUTES:

Land Use Board Minutes of January 7, 2016: Mr. J. Chirip motioned to approve the minutes, seconded by Mr. R. Wilson. No discussion. All Ayes.

RESOLUTIONS:

LUB 01-2016

Mrs. J. Caldwell, Board Planner, briefly explained the drafted 2016 Housing Element and Fair Share Plan. Mrs. J. Caldwell explained the draft Housing Element was done using a vacant land analysis which determined how that much land is available for development. Through the Fair Share Plan, Green Township had a summary obligation of 61 units and this is being adjusted down do 46 units. A copy of the Housing Element & Fair Share Plan are attached to and made part of these minutes. No comments from the public.

Action: Mr. S. Holzhauser asked for a motion to adopt Resolution recommending submission of the 2016 Housing Element and Fair Share Plan for approval by the Superior Court of New Jersey. Mr. D. Conkling made the motion, Mr. J. Chirip second.

	FOR APPROVAL	AGAINST APPROVAL	ABSENT	ABSTAIN
Mr. Cercone			X	
Mr. Chirip	X			
Mr. Conkling	X			
Mrs. Mullen			X	
Mr. Perigo	X			
Mr. Torella			X	
Mr. Viersma			X	
Mr. Walker			X	
Mr. Jeff Wilson	X			
Mr. Rick Wilson	X			
Mr. Holzhauser	X			

NEW APPLICATIONS:

Application: LU 1601

Owner/Applicant: Eisenmenger
 Block 16 Lot 23- B Municipal Road, Andover, NJ
 Escrow Status: as of 3/3/2016- \$3,000.00

Action: Completeness Review

Mrs. J. Caldwell briefly explained to the Board why Mr. J. Miller’s report deemed the application incomplete and Mrs. J. Caldwell issued a report due to lack of clarity of what is actually being applied for. Mrs. J. Caldwell briefly explained that the zones were changed since the initial application in 2007. When the first application was submitted (and subsequently withdrawn), the property was in R1.5 zone. The zone is now Neighborhood Commercial. The new application submitted was largely the same as the old application, and due to the zone change the application is missing the necessary variances (front yard, rear yard and D3 variance). A copy of the reports from Mr. J. Miller and Mrs. J. Caldwell has been attached to and made part of these minutes. Board Attorney, L. Aaroe, Esq. commented that the new application states that the old application was approved and withdrawn. Board Attorney, Mr. L. Aaroe, Esq. suggested to Mr. Eisenmenger to make the correction that the old application was never approved just withdrawn. Board Attorney, Mr. L. Aaroe, Esq. also commented on the concern on the size of the structure and even though that the zone is a Neighborhood Commercial zone the structure can still be used for residential use only.

Mr. Holzhauser asked for a motion to deem the application incomplete. Mr. J. Wilson made the motion, Mr. R. Wilson second.

	FOR APPROVAL	AGAINST APPROVAL	ABSENT	ABSTAIN
Mr. Cercone			X	
Mr. Chirip	X			
Mr. Conkling				X
Mrs. Mullen			X	
Mr. Perigo	X			
Mr. Torella			X	
Mr. Viersma			X	
Mr. Walker			X	
Mr. Jeff Wilson	X			
Mr. Rick Wilson	X			
Mr. Holzhauser	X			

OTHER MATTER/S THAT MAY RIGHTFULLY COME BEFORE THE BOARD:

Mrs. J. Caldwell, Planner, stated that the Ordinance/Master Plan Review Committee met in February to review the new Land Use ordinance and are putting some finishing touches on it. The Committee is looking at a few issues that came up with the most recent application. The Committee is also looking at the application package that needs to be combined and to streamline the application along with the checklist to make it easier for all to use. The Committee is looking to create a simple application for those doing straight bulk variances, decks, swimming pools, etc. The committee is also looking to update the fee schedule to make it easier to use.

Mr. D. Conkling stated that he is no longer on the Sussex County Planning Board. Mr. D. Conkling also mentioned that by law there could only be one member from the Board of Education on the Land Use Board. Mr. S. Holzhauser commented that this issue has been taken care of and that Mr. M. Rose has stepped down.

GENERAL PUBLIC COMMENT:

Mr. Baker from 8 Quaker Road was present and commented that he is looking for clarity of the board intentions from the resolution passed 2010 is to restrict the property. Board Attorney, L. Aaroe, Esq. commented that he would review the resolution and find out when the resolution stops and is no longer a guidance document and when you can turn to zoning approvals. Mr. Baker asked the Board if he can go to zoning for a livestock fence

or if he should plan to become before the board. The Board commented that they cannot advise him and cannot give an opinion until they converse with Mr. Miller and Board Attorney. The board suggested to hold off on the fence until Mr. Baker hears back from the Board Attorney.

ADJOURNMENT:

Mr. J. Chirip motioned to adjourn at 7:58 p.m., Second by Mr. R. Wilson. No Discussion. All Ayes. Motion carried.

Minutes Respectfully Submitted by:

**Christine Licata, Acting Temporary Secretary
Land Use Board**