

# GREEN TOWNSHIP LAND USE BOARD MINUTES

## REGULAR MEETING, October 11, 2018

**CALL TO ORDER:** The October 11, 2018 Regular meeting of the Land Use Board was called to order by Mr. Scott Holzhauser, Chairman, at 7:05pm. He then led everyone in the PLEDGE OF ALLIGIANCE.

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

**ROLL CALL:** Present: Ms. Rosa Alves (7:08pm), Mr. Joe Cercone, Mr. Jim Chirip, Mr. Danny Conkling, Mr. Jim DeYoung, 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 and Mr. David Brady, Board Attorney  
Members Absent: Mr. John Lynch and Mr. Dennis Walker

Motion was made to excuse the absent members by Mr. Chirip and seconded by Mr. Muller.  
No Discussion. All Ayes. Motion Carried.

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

Land Use Board Minutes of September 13, 2018.

Mr. R. Wilson motioned to approve minutes with corrections and was seconded by Mr. Conkling.  
All Ayes. Abstentions: Mr. Chirip, Mrs. Mullen, Mr. Muller Mr. Holzhauser

### **RESOLUTIONS:**

Application: LU#1801

Owner/Applicant: Guy Botticelli and Cristine Tuhy

Block 20 Lot 11 – 200 Pequest Road

A motion was made to memorialize the approval by Mr. Conkling and seconded by Mr. R. Wilson.

Roll Call Vote: Mr. Cercone, Mr. Conkling, Mr. DeYoung, Mr. Perigo, Mr. J. Wilson, Mr. R. Wilson.

All Ayes. No Discussion. Motion Carried.

Abstentions: None.

### **OLD BUSINESS:** None

### **NEW BUSINESS:**

Ms. Caldwell gave a brief description of the process involved in the master plan reexam. It is not a complete update of the master plan, it's more of an assessment to take a look at what needs to be changed or addressed from a master plan perspective and an ordinance perspective.

She then proceeded to read through the Master Plan Re-examination Report which is attached to and made part of these minutes.

The Board asked the following questions:

- Mr. Conkling questioned the need for a recreational/commercial zone on a township road, instead of a county road, with C1 water and substantial wetlands. Ms. Caldwell explained since the campground is in the area it would provide them with a permitted use. The Campground is currently a pre-existing non-conforming use.

This would allow expansion of that type of use. It is only a suggestion and would need to be developed through the Township Committee, the Planning Board or both and Ms. Caldwell stated there are no particular uses currently proposed. Mr. Conkling questioned why this area would be proposed recreation/commercial when it is likely it would never be developed. Mr. Holzhauer commented that it allows for potential development in the future and would then be consistent with the master plan. Mr. Brady stated it could also be implemented as an overlay zone.

Mr. Conkling asked why there would be a potential new zone without stating the uses for it.

Mr. Brady said this was only a recommendation to the Township Committee, they may not approve this new zone. Mr. Conkling questioned how the Committee is supposed to approve this zone without knowing all the facts. Ms. Caldwell said she would further define this zone in the final draft.

Mr. R. Wilson made the following comments:

- He questioned the TRC being established in 2017. Ms. Caldwell will change the wording to make that statement more accurate.
- Mr. R. Wilson questioned if the joining of the Planning and Zoning Boards should be stated in the re exam. Ms. Caldwell will add this.
- He asked about household size on page 11. Ms. Caldwell will make the change to reflect 85% of family households.
- On page 13, Mr. R. Wilson questioned the construction percentages. Ms. Caldwell said she would make the necessary changes.
- On page 18, he questioned the numbers for the enrollment for our school system. Ms. Caldwell explained the set of numbers at the top of the page were estimates and the table in the middle of the page were from the NJ Dept. of Education. The numbers were from two different sources. After a brief discussion about the numbers, Ms. Caldwell stated she would try to get more specific numbers for the school age children and where they are attending school.
- On Page 19, Mr. Wilson stated the numbers for Green are consistent but the Sussex County and State numbers are not. Ms. Caldwell will look into it.
- Mr. Wilson stated he did not understand pages 33 and 34 and Ms. Caldwell explained this was taken directly from the state statute was not easy to understand to begin with.
- Mr. Muller suggested an addition on page 28 for a full restriction of non-native and invasive plants used in landscaping. There are some invasive non-native plants that are growing quickly and will be pushing out the species native to this region.
- Mr. Brady announced, in reference to page 28 no. 7, that the town does not require notice on a conforming minor subdivision or minor site plans, he is not recommending the town does this but wanted to bring it up in case anyone thinks it should be done. He also stated there should be an additional recommendation of a "sunset" ordinance for all approvals.

Ms. Caldwell will make changes and additions and the public hearing for the re exam will be in December.

Mr. Conkling explained the Request for Expression of Interest for Trinca Airport. There are no plans set for this property and this request was only for any ideas from the public and the Township Committee reserves the right to use or not use the ideas. This is only to get ideas of potential uses for the property at the airport.

Mr. Brady brought up Mr. Conkling's question about the Guidi/Dobson lifespan of approvals. He sent a memo to the Board explaining this topic which has been attached to and made part of these minutes.

The Guidi/Dobson property preliminary major subdivision approval was back in 2007 and was extended in 2010 to 2012. The approval for the Guidi property only was in 2011 but was revoked at the request of the applicant in 2012.

Mr. Brady recommended passing an ordinance that puts limitations on approvals.

**PUBLIC COMMENT:** No public in attendance. A motion was made by Mr. Chirip to close the public portion of the meeting and was seconded by Mr. J. Wilson. All Ayes. No discussion. Motion Carried

• **ATTORNEY'S REPORT** – None

• **CHAIRMAN'S REPORT** – None

• **CORRESPONDENCE** – None

• **SECRETARY'S REPORT** – None

• **PROFESSIONALS REPORT** – None

A Motion was made by Mr. Chirip to adjourn the meeting at 8:13pm and seconded by Mr. R. Wilson. All Ayes. No Discussion. Motion Carried.

Respectfully Submitted:

Kim Mantz, Land Use Board Secretary

Date approved: