

GREEN TOWNSHIP
PO BOX 65
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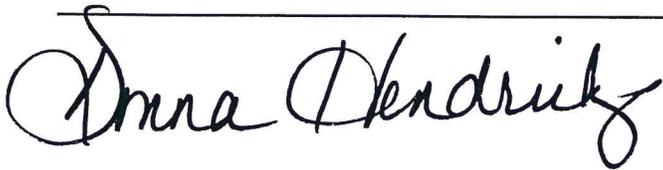
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Affidavit: \$7.50
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AFFIDAVIT OF PUBLICATION

NEW JERSEY, SUSSEX COUNTY, ss

Donna Hendricks, of full age being duly sworn, did depose and say that the notice hereto attached was published in THE NEW JERSEY HERALD and/or NEW JERSEY SUNDAY HERALD a newspaper printed and circulated in said county on 07/08/2015.

Sworn and subscribed before me this 13th day of July, 2015



MARY L. QUACKENBUSH
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 04/01/19

**GREEN TOWNSHIP
PLANNING BOARD**

Please Take Notice that the Board took the following Action at their regular meeting on June 11, 2015:

- Motion to approve and adopt the Comprehensive Farmland Preservation Plan 2012 as prepared by The Land Conservancy of New Jersey and dated December 2012 as an Element of the subsisting Master Plan for the development of the Township of Green.

Copies of pertinent documents are available for public inspection in the Planning Office or Administration, at the Municipal Building, 150 Kennedy Road, Tranquility, NJ 07879, during scheduled office hours 8:30am to 3:30pm, Mondays through Fridays.

Desiree L. Dunn,
Secretary Planning
Board & Board of
Adjustment

July 8, '15pf\$12.30
0022673 NJH

**GREEN TOWNSHIP PLANNING BOARD
RESOLUTION MEMORIALIZING THE APPROVAL
AND ADOPTION OF A *COMPREHENSIVE FARMLAND PRESERVATION PLAN 2012*
ELEMENT OF THE SUBSISTING MASTER PLAN
FOR THE DEVELOPMENT OF THE TOWNSHIP
OF GREEN**

WHEREAS, the Green Township Planning Board, pursuant to its obligation to do so as imposed by the Municipal Land Use Law, particularly, N.J.S.A. 40:55D-28, has previously adopted a Master Plan for the development of the Township of Green, which Master Plan has been previously reexamined and a report thereon was made and adopted by the Planning Board in 1988, same having been subsequently reexamined and a report thereon having been adopted on December 8, 1998, and same having been further reexamined and a report of such reexamination having been adopted thereon on December 14, 2000, and as memorialized by Resolution dated and adopted January 11, 2001; and,

WHEREAS, it is required by the Municipal Land Use Law, particularly N.J.S.A. 40:55D-89, that:

The governing body shall, at least every six years, provide for a general reexamination of its master plan and development regulations by the planning board which shall prepare and adopt by resolution a report of the findings of such reexamination, a copy of which report and resolution shall be sent to the county planning board and the municipal clerk of each adjoining municipality. The first such reexamination shall have been completed by August 1, 1982. The next re-examination shall be completed by August 1, 1988. Thereafter, reexamination shall be completed at least once every six years from the previous reexamination.

WHEREAS, at the regular meeting of the Board convened on February 13, 2003, the Board determined, by unanimous vote of the members then in attendance and participating, a quorum being present, to approve and adopt certain amendments to the Green Township Land Use Plan Element and further recommended the adoption of Zoning Ordinance amendments and a revised Zoning Map implementing same; and,

WHEREAS, the Board's taking of the Official Action, as summarized hereinabove, was memorialized by Resolution dated and adopted March 13, 2003; and,

WHEREAS, the Planning Board's previous planning consultant, Eric K. Snyder, P.P., having become employed by the County of Sussex as its Planning Director and having been required to and did in fact sever all professional service relationships with the Township of Green and, in response thereto, the Township of Green having engaged the services of Fred F. Suljic, P.P. (formerly of the firm of Maser Consulting, P.A.) to undertake planning consultant work with respect to a proposed Community Facilities Plan Element Amendment to the subsisting Green Township Master Plan; and,

WHEREAS, as authorized and directed by the Board, Fred F. Suljic, P.P., having prepared a *Proposed Green Township Community Facilities Plan Element Amendment* dated December 9, 2004, for inclusion in the subsisting Master Plan for the development of Green Township, said amendment being constituted of four (4) pages, exclusive of the title sheet thereof; and,

WHEREAS, a hearing was held at the regular meeting of the Green Township Planning Board convened on January 13, 2005, proper, timely and adequate notice of which was provided in advance thereof in accordance with the provisions of the Municipal Land Use Law, particularly N.J.S.A. 40:55D-13, at which the *Proposed Green Township Facilities Plan Element Amendment* as prepared by Fred F. Suljic, P.P. for the Green Township Planning Board and dated December 9, 2004, was presented to the Board and the members of the public in attendance; and,

WHEREAS, at the regular meeting of the Board convened on January 13, 2005, the Board determined, by unanimous vote of the members then in attendance and participating, a quorum being present, to approve and adopt a *Proposed Green Township Communities Facilities Plan Element Amendment* dated December 9, 2004, and as prepared by Fred F. Suljic, P.P.; and,

WHEREAS, in furtherance thereof, the Board having adopted a Resolution memorializing the taking of said Official Action, said Resolution having been dated and adopted on February 10, 2005; and,

WHEREAS, in furtherance of the continuing obligation of the Township of Green to monitor development, both that actually proposed and that reasonably anticipated, in order to guide, direct and control land uses and development activities within the Township of Green, which is done on a periodic basis by the Township of Green and not, necessarily, only every six (6) years as provided by N.J.S.A. 40:55D-89, the Township of Green has undertaken to employ the services of Paul Gleitz, P.P., of Heyer, Gruel & Associates, Community Planning Consultants of New Brunswick, New Jersey, to examine the Master Plan of the Township of Green and to prepare, based thereon, a new *Land Use Plan Element*, taking into consideration current development and reasonably anticipated development of the Township and to guide, regulate and control land uses and land development within the Township of Green; and,

WHEREAS, as a result thereof and in concert with the Planning Board, its professionals (engineer and attorney), Paul Gleitz, P.P. having prepared a *Green Township Land Use Plan* dated December, 2005, being constituted of forty-one (41) pages, exclusive of various maps contained therein; and,

WHEREAS, at the regular meeting of the Board convened on September 8, 2005, the Board conducted an informal (not at a noticed public hearing, but at a noticed open public meeting) review and discussion of the draft *Land Use Plan Element* of the subsisting Master Plan of the Township of Green, making comments with respect thereto for consideration and possible inclusion therein by the Board's planner, Paul Gleitz, P.P.; and,

Page 2 of 5

*Township of Green
Approval and Adoption of the
Comprehensive Farmland Preservation Plan 2012
as an Element of the Subsisting Master Plan*

*Prepared by: Lyn Paul Aaroe, Esq.
Attorney, Green Township Planning Board*

WHEREAS, at the regular meeting of the Board convened on October 13, 2005, the Board conducted an informal (not at a noticed public hearing, but at a noticed open public meeting) review and discussion of the draft *Land Use Plan Element* of the subsisting Master Plan of the Township of Green, making comments with respect thereto for consideration and possible inclusion therein by the Board's planner, Paul Gleitz, P.P.; and,

WHEREAS, at the regular meeting of the Board convened on November 10, 2005, a public hearing was held on the proposed adoption of the *Green Township Land Use Plan Element* of the subsisting Master Plan of the Township of Green, which hearing was held pursuant to proper, timely and adequate notice thereof in accordance with the Municipal Land Use Law, particularly N.J.S.A. 40:55D-13, and at which public hearing no members of the public appeared to be heard with respect thereto, nor were any communications by or on behalf of any such members of the public received by the Board;

WHEREAS, at the regular meeting of the Green Township Planning Board convened on November 10, 2005, a motion was made, seconded and carried by a vote of six (6) in favor, none opposed and no abstentions, to approve and adopt the *Green Township Land Use Plan* dated December 2005 as prepared by Paul Gleitz, P.P. of Heyer, Gruel & Associates, Community Planning Consultants of New Brunswick, New Jersey, said Land Use Plan being constituted of forty-one (41) pages exclusive of various maps attached thereto; and,

WHEREAS, in specific furtherance and compliance with the continuing obligation of the Township of Green to, on a periodic basis and not exceeding a period of six (6) years as provided by N.J.S.A. 40:55D-89, the Township of Green has further engaged the services of Paul Gleitz, P.P., of Heyer, Gruel & Associates, Community Planning Consultants of New Brunswick, New Jersey, to re-examine the subsisting Master Plan of the Township of Green and to prepare, based upon the re-examination thereof, a *Re-Examination Report* considering the requirements and content with respect thereto as established by the Municipal Land Use Law (N.J.S.A. 40:55D-89); and,

WHEREAS, in furtherance of that obligation, Paul Gleitz, P.P., of Heyer, Gruel & Associates, Community Planning Consultants of New Brunswick, New Jersey, prepared various iterations of a draft *Master Plan Re-Examination Report*, the most recent of which is dated September 2008, said report being constituted of 54 pages; and,

WHEREAS, in accordance with the provisions of the Municipal Land Use Law, particularly N.J.S.A. 40:55D-13, the Planning Board having conducted a public hearing on the proposed *Master Plan Re-Examination Report* which public hearing was held at the regular meeting of the Board convened on September 11, 2008; and,

WHEREAS, the Township of Green having enlisted the services of the *Land Conservancy of New Jersey*, acting through Barbara Heskins Davis, P.P., AICP, who, with the collaboration of the Green Township Planning Board, its professional planning consultant and attorney, having drafted a proposed Farmland Preservation Plan Element to the subsisting Master Plan for the development of the Township of Green entitled: *Comprehensive Farmland Preservation Plan, 2012 for the Township of Green, County of Sussex*, and dated December 2012, and being constituted of the following elements:

- *Agricultural Land Base*
- *Agricultural Industry*
- *Land Use Planning*
- *Farmland Preservation Program*
- *Future Farmland Preservation Program*
- *Economic Development*
- *Natural Resources Conservation*
- *Agricultural Industry Sustainability, Retention and Promotion*; and,

WHEREAS, a noticed public hearing was held upon the proposed *Comprehensive Farmland Preservation Plan, 2012 for the Township of Green, County of Sussex*, at the regular meeting of the Planning Board convened on June 11, 2015 at which the *Land Conservancy of New Jersey* appeared through Barbara Heskins Davis; and,

WHEREAS, in accordance with the provisions of the Municipal Land Use Law, particularly N.J.S.A. 40:55D-13, the Planning Board having conducted a public hearing on the proposed *Master Plan Re-Examination Report* which public hearing was held at the regular meeting of the Board convened on June 11, 2015; and,

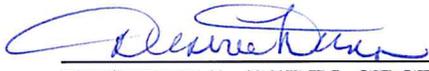
WHEREAS, the Board having determined based upon the provision of public notice, including publication in the official newspaper of the Township of Green as required by the Municipal Land Use Law, particularly N.J.S.A. 40:55D-13, that the requirements thereof had been satisfied by proper, timely and adequate notice of the proposed adoption of the Comprehensive Farmland Preservation Plan Element of the Subsisting Master Plan hearing and that, consequently, the Board was vested with jurisdiction to conduct the hearing and take Official Action as a result thereof; and,

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Green that, pursuant to the provisions of the Municipal Land Use Law (N.J.S.A. 40:55D-89), the Board does herewith **APPROVE** and **ADOPT** the **COMPREHENSIVE FARMLAND PRESERVATION PLAN 2012** as an Element of the Master Plan for the Development of the Township of Green.

GREEN TOWNSHIP PLANNING BOARD



SCOTT HOLZHAUER, CHAIRMAN



DESIREE L. DUNN, SECRETARY

I hereby certify the foregoing Resolution to be a true and complete memorialization of the Official Action taken by the Green Township Planning Board at its regular meeting convened on June 11, 2015, by a motion and vote as follows:

MOTION TO APPROVE AND ADOPT THE COMPREHENSIVE FARMLAND PRESERVATION PLAN 2012 AS PREPARED BY THE LAND CONSERVANCY OF NEW JERSEY AND DATED DECEMBER 2012 AS AN ELEMENT OF THE SUBSISTING MASTER PLAN FOR THE DEVELOPMENT OF THE TOWNSHIP OF GREEN:

IN FAVOR: Chairman Holzhauser, Mayor Conkling, Mr. Chirip, Mr. Cercone, Mr. Rittie, Mr. Bambara.

OPPOSED: None.

ABSTAIN: None.

ATTEST:



DESIREE L. DUNN, SECRETARY

Dated: June 11, 2015

GTPB: Approval & Adoption of Farmland Preservation Plan Element to the subsisting Master Plan. Reso.