

GREEN TOWNSHIP PLANNING BOARD MINUTES

January 8, 2015 Regular Meeting

@ 7:04 PM, the Board Secretary, Desiree L. Dunn, CALLED THE MEETING TO ORDER. She then led everyone in the PLEDGE OF ALLEGIANCE, followed by a recitation of the OPEN PUBLIC MEETING STATEMENT.

ROLL CALL: Attendance was then called finding Scott Holzhauser, Laszlo Raffay, Eugene Bambara, Joseph Cercone, Watson Perigo, Richard Wilson and Michael Viersma in attendance. Also present: Lyn Aaroe, Esq. and John Miller, P.E.

MOTION TO EXCUSE ABSENT MEMBERS: Daniel Conkling, James Chirip, Jason Rittie and Michael Rose

- Cercone so moved. Perigo seconded. VOICE VOTE: All members present voted “aye” in the affirmative. No abstentions. No Objections. Motion Carried.

OATHES OF OFFICE FOR NEW / REAPPOINTED BOARD MEMBERS: The Board Attorney administered the Oathes of Office to Bambara, Perigo and Viersma.

REORGANIZATION:

- Nominations for Board Chairman – the Board Secretary requested from the Board: Cercone nominated Holzhauser for Chairperson. Wilson seconded. ROLL CALL VOTE: Viersma – YES; Wilson – YES; Rittie – YES; Perigo - YES; Cercone – YES; Bambara – YES; Raffay – YES; and, Holzhauser – YES. No abstentions. No objections. Motion Carried.

The Chairman requested nominations from the Board for the following Board positions:

- Board Vice-Chairman: Cercone nominated himself. Raffay seconded. ROLL CALL VOTE: Viersma – YES; Wilson – YES; Rittie – YES; Perigo - YES; Bambara – YES; Raffay – YES; Cercone – YES; and, Holzhauser – YES. No abstentions. No objections. Motion Carried.
- Board Attorney: Cercone nominated Lyn Aaroe, Esq. Perigo seconded. ROLL CALL VOTE: Viersma – YES; Wilson – YES; Rittie – YES; Perigo - YES; Bambara – YES; Raffay – YES; Cercone – YES; and, Holzhauser – YES. No abstentions. No objections. Motion Carried.
- Board Engineer: Cercone nominated John Miller, P.E. Perigo seconded. ROLL CALL VOTE: Viersma – YES; Wilson – YES; Rittie – YES; Perigo - YES; Bambara – YES; Raffay – YES; Cercone – YES; and, Holzhauser – YES. No abstentions. No objections. Motion Carried.
- Board Planner: Cercone nominated Jessica Caldwell, P.P. Perigo seconded. ROLL CALL VOTE: Viersma – YES; Wilson – YES; Rittie – YES; Perigo - YES; Bambara – YES; Raffay – YES; Cercone – YES; and, Holzhauser – YES. No abstentions. No objections. Motion Carried.
- Nominations for Board Secretary: The Chairman nominated Desiree L. Dunn. Cercone seconded. ROLL CALL VOTE: Viersma – YES; Wilson – YES; Rittie – YES; Perigo - YES; Bambara – YES; Raffay – YES; Cercone – YES; and, Holzhauser – YES. No abstentions. No objections. Motion Carried.

The Chairman requested approval for the following issues:

Meeting Dates & Times: 2nd Thursday @ 7 PM.

TRC Meeting Dates: at least 10 days preceding regular meetings after 4 PM, as noticed.

- The Chairman so moved. Cercone seconded. VOICE VOTE: All members present voted “aye” in the affirmative. No abstentions. No Objections. Motion Carried.

AFFIRMATION OF SUBCOMMITTEE / LIAISON APPOINTMENTS: As the Board Chairman’s purview, the subject appointments were made and accepted.

RESOLUTIONS:

The Chairman requested approval to RESOLVE and enter into CONTRACTS with the following Professionals for Services to the Board:

- a. Board Attorney - Lyn Aaroe, Esq. with an office at 26 Mansfield Street, Belvidere, NJ 07823.
 - b. Board Planner- Jessica Caldwell, P.P. with an office at 122 High Street, Newton, NJ 07860.
 - c. Board Engineer- John Miller, P.E. of Suburban Consulting Engineers, 100 Valley , Mount Arlington, NJ 07856.
- Perigo so moved. Wilson seconded. ROLL CALL VOTE: Viersma – YES; Wilson – YES; Rittie – YES; Perigo - YES; Bambara – YES; Raffay – YES; Cercone – YES; and, Holzhauer – YES. No abstentions. No objections. Motion Carried.

MOTION TO APPROVE MINUTES:

- a. 11-13-14 minutes (eligible: Raffay, Conkling, Perigo, Bambara, Cercone)
- Raffay so moved with no changes requested. Perigo seconded. VOICE VOTE: All eligible members present voted “aye” in the affirmative. No abstentions. No objections. Motion carried.
- b. 12-11-14 minutes (eligible: Holzhauer; Raffay; Bambara; Cercone; Perigo; Rittie; Rose)
- Raffay so moved with no changes requested. Perigo seconded. VOICE VOTE: All eligible members present voted “aye” in the affirmative. No abstentions. No objections. Motion carried.
- c. 12-30-14 TRC minutes (eligible: Raffay; Bambara; Perigo)
- Raffay so moved with no changes requested. Perigo seconded. VOICE VOTE: All eligible members present voted “aye” in the affirmative. No abstentions. No objections. Motion carried.

PAYMENT OF BILLS: as per the January 8th Bills List provided.

- Perigo so moved. Raffay seconded. ROLL CALL VOTE: Viersma – YES; Wilson – YES; Rittie – YES; Perigo - YES; Bambara – YES; Raffay – YES; Cercone – YES; and, Holzhauer – YES. No abstentions. No objections. Motion Carried.

ORDINANCES: The Board Attorney and Bambara provided an update regarding progress, anticipated completion date and upcoming meetings for the Revision Project.

OLD APPLICATIONS: None.

NEW APPLICATIONS:

1. PB 1414: White, Marybeth; Bl. 12, L. 42 (22 Fox Hollow Way) Minor Site Plan Review
 - a. COMPLETENESS DETERMINATION - TRC Recommendations, Professionals’ Report Review

Following questions of the applicant and discussion, the Chairman entertained motion to GRANT WAIVERS requested.

- Bambara so moved. Raffay seconded. ROLL CALL VOTE: Viersma – YES; Wilson – YES; Rittie – YES; Perigo - YES; Bambara – YES; Raffay – YES; Cercone – YES; and, Holzhauer – YES. No abstentions. No objections. Motion Carried.

The Chairman entertained a motion for COMPLETENESS.

- Bambara so moved. Raffay seconded. ROLL CALL VOTE: Viersma – YES; Wilson – YES; Rittie – YES; Perigo - YES; Bambara – YES; Raffay – YES; Cercone – YES; and, Holzhauer – YES. No abstentions. No objections. Motion Carried.

- b. PUBLIC HEARING & PRESENTATION –

Following detailed questioning and discussion with the applicant’s representatives, Gary A. Kraemer, Esq. and David L. Beeseley of DL Beesley Engineering LLC and presentation of Exhibit A-1, 1-8-15, and with no one present to offer Public Comment or Concerns about the matter, the Chairman entertained a motion for APPROVAL of the minor Site Plan presented to relocate the drainage swale easement on the subject property.

- Cercone so moved. Wilson seconded. ROLL CALL VOTE: Viersma – YES; Wilson – YES; Rittie – YES; Perigo - YES; Bambara – YES; Raffay – YES; Cercone – YES; and, Holzhauer – YES. No abstentions. No objections. Motion Carried.

GENERAL PUBLIC COMMENT: No one present in the audience to offer any, thus the **Chairman** opened and closed the meeting for same.

OTHER BOARD BUSINESS:

- Chairman's Report: Discussed the Airport Road development.
- Secretary's Report – 1) Requested review of Board address sheet; 2) Reminded members that signatures were needed by Administration of Employee Handbook Forms.
- Crossover Report – Bambara discussed a case before the Board of Adjustment involving variances to build a new home at Tranquility Lake.

ADJOURNEMENT:

- @7:20 PM, Perigo so moved. Cercone seconded. VOICE VOTE: All eligible members present voted "aye" in the affirmative. No abstentions. No objections. Motion carried.

Minutes Respectfully Submitted by:



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

APPROVED February 12, 2015