

GREEN TOWNSHIP LAND USE BOARD MINUTES

REGULAR MEETING, September 9, 2021

CALL TO ORDER: The September 9, 2021 regular meeting of the Green Township Land Use Board was held virtually using call in number +1 (872) 240-3212 and the access code 403-850-645. The meeting was called to order by the Chairman, Mr. Scott Holzhauser, at 7:02pm. He then led everyone in the PLEDGE OF ALLIGIANCE.

Recitation of the OPEN PUBLIC MEETING STATEMENT by Chairman Holzhauser.

The Oath of Office was read by Mr. Jason Miller.

ROLL CALL: Present: Mr. Joe Cercone, Mr. James Chirip, Mrs. Jenny Kobilinski, Mr. Jason Miller, Mr. Rick Wilson and Mr. Scott Holzhauser.

Also present: Mr. David Brady, Board Attorney and Ms. Kim Mantz, Land Use Secretary

Members Absent: Mr. Dan Conkling, Mr. Jim DeYoung, Mr. John Lynch, Mrs. Sharon Mullen, Mr. Mike Muller

Motion was made to excuse the absent members by Mr. Wilson and seconded by Mr. Cercone.

No Discussion. All in Favor. Motion Carried.

MOTION TO APPROVE MINUTES:

Land Use Board Minutes of August 12, 2021

Mr. Wilson motioned to approve minutes and was seconded by Mr. Cercone. No Discussion. All Ayes.

Abstentions: Mr. Chirip

RESOLUTIONS:

Application: LU#2102

Owner/Applicant: Kate Douglass and Aldo Licitra

Block 7 Lot 2 – 27 Hibler Road, Newton, NJ 07860

Mr. Brady spoke briefly about the resolution and that the only condition was that it does not encroach within 10 feet of the right of way triangle at the corner of Hibler and Wintermute Roads.

A motion was made by Mr. Cercone to memorialize the approval for application LU#2102 it was seconded by Mr. Wilson.

Roll call vote: (eligible to vote) Mr. Joe Cercone, Mr. Rick Wilson and Mr. Scott Holzhauser.

No Discussion. All Ayes. Abstentions: none

OLD BUSINESS: None

NEW BUSINESS: None

Mr. Holzhauser asked Kim if there was anything in the “pipeline” that may be coming up soon. Kim explained she only knew of Pub 517 and that they had received a violation for work done without zoning or land use approval. Scott would like to look at the special conditions for dining that were allowed during Covid. Mr. Brady said he has been dealing with this issue from an applicant’s point of view. The special ordinances that were put into place to allow outdoor dining and tent structures have been very successful for the restaurants and now they would like to keep them in place. He is familiar with this.

- **ATTORNEY’S REPORT** – Mr. Brady stated there is a new requirement from the state for the next time we update the masterplan. We will have to address how our zoning ordinances accommodate climate change and electric vehicles/charging stations.
- **CHAIRMAN’S REPORT** – None
- **SECRETARY’S REPORT** – None
- **PROFESSIONALS REPORT** – None

Mr. Holzhauser asked for any public input, there was none so he closed the public portion of the meeting.

Mr. Holzhauser asked Kim if there was any progress with the warehouses on Airport Road. Kim stated there have been inspections but none of the projects have been finished.

A Motion was made by Mr. Wilson to adjourn the meeting at 7:13pm and seconded by Mr. Cercone.
All Ayes. No Discussion. Motion Carried. Abstentions: none

Respectfully Submitted:



Kim Mantz, Land Use Board Secretary

Date approved: 1.13.22