

**GREEN TOWNSHIP LAND USE BOARD MINUTES**  
**REGULAR MEETING, July 14, 2022**

**CALL TO ORDER:** The July 14, 2022 regular meeting of the Green Township Land Use Board was held at the Municipal Building, 150 Kennedy Road. The meeting was called to order by the Chairman, Mr. Joe Cercone, Vice Chair, at 7:03pm. He then led everyone in the PLEDGE OF ALLIGIANCE.

Recitation of the OPEN PUBLIC MEETING STATEMENT by Vice Chairman Cercone.

The Oath of Office was read by Mr. Sam Diaz and Ms. Kate Douglas

**ROLL CALL:** Present: Mr. Joe Cercone, Mr. Jim DeYoung, Mr. Sam Diaz, Ms. Kate Douglass, Mrs. Jenny Kobilinski, Mr. John Lynch, Mrs. Nicole Magretto, Mr. Rick Wilson

Also present: Mr. David Brady, Board Attorney, Ms. Jessica Caldwell, Board Planner, Mr. Cory Stoner, Board Engineer and Ms. Kim Mantz, Land Use Secretary

Members Absent: Mr. James Chirip, Mr. Scott Holzhauer, Mr. Jason Miller, Mrs. Sharon Mullen,

Motion was made to excuse the absent members by Mr. Wilson and seconded by Mr. DeYoung.  
No Discussion. All in Favor. Motion Carried.

**MOTION TO APPROVE MINUTES:**

Land Use Board Minutes of January 13, 2022

Mr. Wilson motioned to approve minutes and was seconded by Mr. Cercone.

No Discussion. All Ayes from those eligible to vote.

Abstentions: none

**RESOLUTIONS:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

Application: LU#2206

Owner/Applicant: Renee and Andrew Seaman

Block 35 Lot 9 – 8 Kennedy Road, Andover, NJ 07821

Action: Completeness and Public Hearing

**Note: Recording from applicant's microphone is very difficult to understand at times and some information may not be included in the minutes. The recording will be kept with the application even after it can legally be purged.**

Mr. Brady stated that since Mr. DeYoung is now on the Township Committee and this is a D Variance he will recuse himself.

Mr. Brady stated the notice was done correctly and the application can proceed.

The applicant's attorney, Mr. Roger Thomas from Dolan & Dolan, began by giving a brief description of the application for the addition to the existing house at 8 Kennedy Road. He reviewed the comments from the Board Professionals and requested the application be deemed complete based on those comments. Mr. Stoner agreed the requested waivers be granted and the application be deemed complete.

A motion was made by Ms. Douglas to deem application LU#2206 complete and was seconded by Mr. Diaz.

Roll Call Vote: Mr. Cercone, Mr. Diaz, Ms. Douglass, Mrs. Kobilinski, Mr. Lynch, Mrs. Magretto and Mr. Wilson

No Discussion. All Ayes. Abstentions: none

Mr. Thomas started by explaining the reason for this application. The addition is a conditional use and the only condition that is not is the lot size. The requirement is 5 acres and the Seaman's have never had 5 acres. They have attempted to acquire additional properties in order to enlarge their property but they were unable to do so.

The applicant's, Renee and Andrew Seaman, were sworn in by Mr. Brady.

Mr. and Mrs. Seaman gave a brief explanation as why they would like the addition. They are looking for a better flow of the house so their 11-year-old daughter will be able to have her own space for her friends and they can have their own space.

Mr. Thomas asked a series of questions to Mr. and Mrs. Seaman to get a better feel for their living style and what they would like to do with this new space.

Mrs. Seaman explained the photographs that show exactly how far out the addition would extend by the yarn that she placed where the footprint would be. She proceeded to show how this addition would not have any impact on the neighboring properties.

Mr. Thomas indicated a buy/sell letter was sent to the adjoining neighbors and they had not received any responses back to date. Kim interrupted by saying she had received one from the church, it said they were amazing neighbors and they had no interest in selling property. The applicant's had attempted multiple times to obtain additional property from the liquor store and they were not interested in selling.

Mrs. Kobilinski asked where the septic was on the property. Ms. Seaman indicated the septic was in the rear between the slate walk and ????. The well is located near the right side of the property.

To address the impervious coverage and stormwater run off Mr. Stoner suggests a constructing a dry well on the property. Ms. Seaman asked if she could, instead, use a cistern to gather the run off and reuse the water. Mr. Stoner requested a proposal from her and also suggested a possible rain garden as well.

Mr. Cercone opened the meeting to public comment. There was no one present so it was closed.

Mr. Brady requested the dimension from the expanded to the rear yard for the resolution. The architect will email that information.

Mr. Brady swore in the applicant's architect, Ann Sears of Andesign LLC. She was accepted as a professional.

Ms. Sears stated the house is very small but has great character and wants to maintain the charm of this older house. She designed this addition to look like it has always been a part of the home. She went over the details of the addition including the using the same size windows, the larger kitchen, the rec room in the basement, mudroom and great room.

Ms. Sears went over the large amount of the wooded buffer in the rear yard in a photo obtained from Google Maps to show that the addition will not be visible from the liquor store. This was submitted as exhibit A-101.

Mr. Thomas asked Ms. Sears a series of informational questions about her opinion of infringement on other properties, aesthetics of the addition, proportions, the D3 variance and the neighborhood. She does not believe there is any substantial impact on this property or the surrounding properties if the applicant is approved for this addition.

Ms. Sears explained that the 392 inches not 39.2 feet on the height so there is no height variance needed. It was a mistake when her chart loaded into her computer. She also stated this is the only logical positioning for the addition otherwise it would be more in the front yard.

The architect clarified the height of the house at 32.8 feet from grade to the ridgeline and that the grade changes about 18"- 20" the length of the addition. Ms. Sears will provide the exact calculations for the height. A variance may be needed based on those calculations and Mr. Brady believes the Board would most likely grant the variance if one is needed without receiving the actual calculations because it would minor based on what was presented to them.

Ms. Caldwell asked about the criteria with respect to the conditional use. She requested the applicant put something on the record about the layout and the potential to convert the property to a commercial use. Ms. Sears stated there is nothing on this site that would prohibit this property from becoming commercial.

Mr. Diaz asked if the siding and roof of the existing home will match the addition. Ms. Seaman stated all of the siding and the roofs will be done to match and look like one house.

Mr. Thomas briefly reiterated what the applicant is requesting and said he will submit the additional information requested in the next 10 days.

Mr. Brady stated the conditions of approval:

1. The addition of a dry well, rain garden, cistern or something to mitigate the stormwater run off.
2. Mr. Stoner requested county sign off since the site is on a county road.
3. The revised number for the distance from the deck to the rear line.
4. The revised number for the calculation of the height.
5. New siding and roof on the entirety of the structure.

A motion was made by Mr. Wilson to grant the variances with the conditions listed above and approve this application and was seconded by Ms. Douglass.

Roll Call Vote: Mr. Cercone, Mr. Diaz, Ms. Douglass, Mrs. Kobilinski, Mr. Lynch, Mrs. Magretto and Mr. Wilson

No Discussion. All Ayes. Abstentions: none

- **ATTORNEY'S REPORT** – None
- **CHAIRMAN'S REPORT** – None
- **SECRETARY'S REPORT** – None
- **PROFESSIONALS REPORT** – Mr. Stoner announced that Pequest Road will be paved in the coming months.

Mr. Cercone asked if the airport does not exist anymore does the airport safety zone still exist and if the deeds need to be changed. Mr. Brady said the deed change is the responsibility of the homeowner.

Mr. Stoner said there may be restrictions in the ordinance that will need to be changed now that the airport has closed. Mr. Stoner was not sure if it was an actual zone or an overlay. Mr. Brady is going to reach out to Mark Zschack, Township Clerk, and figure out to how to proceed.

Kim stated there will most likely not have a meeting in August and Mr. Brady asked if this project will get held up in Construction if we don't memorialize at the next meeting. Kim said it could because there is a new Construction Official. Mr. Brady asked the Board if they would be ok if he sent a letter to the construction department stating this application was approved and requested it no get held up on the lack of a resolution.

A motion was made by Ms. Douglass to allow Mr. Brady to send a letter to the construction department stating the approval of LU#2206 and was seconded by Mr. Diaz.

Roll Call Vote: Mr. Cercone, Mr. Diaz, Ms. Douglass, Mrs. Kobilinski, Mr. Lynch, Mrs. Magretto and Mr. Wilson  
No Discussion. All Ayes. Abstentions: none

Mr. Wilson asked about Pub 517. Mr. Brady explained there was a TRC meeting and the issues were identified. Mr. Brady will reach out to the applicant's attorney to see if he has any new information.

Mr. Wilson also asked about the lot clearing on Shotwell Road. Mr. Brady stated it was being cleared for cattle.

A Motion was made by Mr. Lynch to adjourn the meeting at 8:19pm and seconded by Mr. Wilson.

All Ayes. No Discussion. Motion Carried. Abstentions: none

Respectfully Submitted:

Kim Mantz, Land Use Board Secretary

Date approved: