

Holland Township Land Use Board Agenda

February 14, 2022

(Notice: The Chairman reserves the right to change or revise the order of the agenda as needed. Formal action may or may not be taken)

The electronic communications used for this remote meeting have a function that allows the Board to mute the audio of all members of the public, as well as allow members of the public to mute themselves.

Chairman: “I call to order the February 14, 2022 Regular Meeting of the Holland Township Board of Adjustment. . Adequate notice of this meeting was given pursuant to the Open Public Meeting Act Law by the Board of Adjustment Secretary by:

1. Posting such notice on the bulletin board at the Municipal Building.
2. Publishing the notice in the December 12, 2020 edition of the Hunterdon County Democrat
3. And faxing to the Express-Times for informational purposes only.

PUBLIC NOTICE TOWNSHIP OF HOLLAND

NOTICE OF CHANGE OF FORMAT OF REGULAR HOLLAND TOWNSHIP LAND USE BOARD MEETING AND PUBLIC PARTICIPATION FOR THE MEETING SCHEDULED FOR 7:00 PM MONDAY February 14, 2022

PLEASE TAKE NOTICE.

THE MEETING FORMAT HAS BEEN CHANGED FROM IN-PERSON ATTENDANCE AT THE MUNICIPAL BUILDING, 61 CHURCH ROAD ONLY, TO IN-PERSON AND TELECONFERENCE DUE TO THE UPSURGE OF COVID-19 CASES IN NEW JERSEY.

THE PUBLIC MAY ATTEND THIS MEETING **VIRTUALLY VIA ZOOM/TELECONFERENCING** AND MAY COMMENT DURING THE DESIGNATED PUBLIC COMMENT PORTION IN COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT. **THE ELECTRONIC COMMUNICATIONS USED FOR A REMOTE PUBLIC MEETING HAVE A FUNCTION THAT ALLOWS THE BOARD TO MUTE THE AUDIO OF ALL MEMBERS OF THE PUBLIC, AS WELL AS ALLOW MEMBERS OF THE PUBLIC TO MUTE THEMSELVES.**

Official action to be taken.

The Holland Township Land Use Board members, Professionals and Land Use Administrator will attend the meeting in person and will be seated at the dais in the meeting room of the Municipal Building. The Applicant and its witnesses will also attend the meeting in person. Masks will be worn and social distancing will be observed.

Members of the public may attend the meeting via Zoom/Teleconference -see below for meeting login details

All Zoom attendees will enter a waiting room when they first sign in. Once admitted to the meeting, they will be muted. To make a comment during the Public Comment portion of the meeting please use the “raise your hand” function and the host will unmute you for your comment.

Join Zoom Meeting online

<https://us06web.zoom.us/j/88592429274?pwd=MTc4SHJ3VWpVL1VIVUpkcDQ3bFVIQT09>

Meeting ID: 885 9242 9274

Passcode: 200692

Join meeting by phone

646 558 8656

The meeting agenda will be posted on the Holland Township website at hollandtownshipnj.gov by 4:00 pm Sunday February 13, 2022,

Chairman: Please recite the Pledge of Allegiance

Chairman: Identification of those at the podium for the benefit of the recorder.

Minutes of the last meeting:

I would like to entertain a motion to dispense with the reading of the minutes of the January 10, 2022 meeting and to approve the minutes as recorded.

New Business

ORDINANCE 2022-02

AN ORDINANCE OF THE TOWNSHIP OF HOLLAND AMENDING AND SUPPLEMENTING CHAPTER 100 ENTITLED “LAND USE”, ARTICLE III ENTITLED “TERMINOLOGY” AND ARTICLE XI ENTITLED “COM COMMERCIAL DISTRICT” TO AMEND THE LIST OF PERMITTED USES, MINIMUM NUMBER OF PARKING SPACES, AND SIGNAGE STANDARDS - Introduced at the Township Committee January 18, 2022 – Land Use Board Master Plan Consistency Review – Board Action needed.

ORDINANCE 2021-03

AN ORDINANCE OF THE TOWNSHIP OF HOLLAND AMENDING AND SUPPLEMENTING CHAPTER 100 ENTITLED “LAND USE”, ARTICLE III ENTITLED “TERMINOLOGY” AND ARTICLE V ENTITLED “IND LIMITED INDUSTRIAL PARK DISTRICT” TO AMEND THE LIST OF CONDITIONALLY-PERMITTED AND ACCESSORY USES, AMEND IMPERVIOUS COVERAGE, AND REVISE SIGNAGE STANDARDS- Introduced at the Township Committee February 1, 2022 – Land Use Board Master Plan Consistency Review – Board Action needed.

Environmental Commission memo regarding Township response to Delaware River Basin Commission’s proposed rules on fracking water in the basin. EC recommended action to the Land Use Board. Board action could be to consider forwarding the memo to the Township Committee for action consideration.

Old Business

Hunterdon County Economic Grant continued work which corresponds to the approved 2020 Master Plan Reexamination Plan. Review and discussion of proposed ordinances. Board Action needed. Upon Planning Board acceptance of proposed ordinances, a recommendation will be forwarded to the Township Committee for adoption.

Task 4 - AN ORDINANCE OF THE TOWNSHIP OF HOLLAND AMENDING AND SUPPLEMENTING CHAPTER 100 ENTITLED “LAND USE”, ARTICLE III ENTITLED “TERMINOLOGY” AND ARTICLE VII ENTITLED “R-1 AND R-5 RESIDENTIAL DISTRICTS” TO ADD HOME BUSINESS AS A CONDITIONALLY PERMITTED ACCESSORY USE

Completeness

Resolution

Public Hearing

Kelley O’Such-Block 1 Lot 3 - 0 Dennis Rd-Variance-Lot lacking street frontage – Received into our office on December 2, 2021. The 45-day completeness deadline is: January 16, 2022. Board of Adjustment deemed complete December 15, 2021. Applicant granted extension for public Hearing. Land Use Board Action required.

Public Comment

Executive Session

Adjourn