

Holland Township Land Use Board

Minutes of the Regular Meeting

January 10, 2022 (Reorganization)

(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 meeting was called to order by the Land Use Administrator Kozak:

Land Use Administrator: "I call to order the January 10, 2022 Reorganization Meeting of the Holland Township Land Use Board. Adequate notice of this meeting was given pursuant to the Open Public Meeting Act Law by the Land Use Administrator by:

1. Posting such notice on the bulletin board at the Municipal Building.
2. Publishing the notice in the December 9, 2021 edition of the Hunterdon County Democrat
3. And faxing to the Express-Times for informational purposes only.

HOLLAND TOWNSHIP LAND USE BOARD PUBLIC NOTICE TOWNSHIP OF HOLLAND

NOTICE OF CHANGE OF FORMAT OF REGULAR TOWNSHIP LAND USE BOARD MEETING AND PUBLIC PARTICIPATION FOR THE MEETING SCHEDULED FOR 7:00 PM MONDAY JANUARY 10, 2022. PLEASE TAKE NOTICE.

THE MEETING FORMAT HAS BEEN CHANGED FROM IN-PERSON ATTENDANCE AT THE MUNICIPAL BUILDING, 61 CHURCH ROAD, TO TELECONFERENCE DUE TO THE COVID-19 OUTBREAK.

IN LIEU OF IN-PERSON ATTENDANCE, THE PUBLIC MAY ATTEND THIS MEETING VIA TELECONFERENCING AND COMMENT DURING THE DESIGNATED PUBLIC COMMENT PORTION IN COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT.

OFFICIAL ACTION TO BE TAKEN

Join Zoom Meeting

<https://us06web.zoom.us/j/87575266521?pwd=QVNOWjFEOUdjOTJKdXEwbk9iZjRnQT09>

Meeting ID: 875 7526 6521

Passcode: 641358

One tap mobile

Phone: 1 646-558-8656

Land Use Administrator: 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.

Flag Salute

Land Use Administrator Kozak asked all to recite the Pledge of Allegiance

Appointments

(The appointments were determined at the January 4, 2022 Township Committee Reorganization meeting)

Township Committee Member Scott Wilhelm administered the Oath of Office to Dan Bush, Class I who then administered the Oath of Office to Scott Wilhelm, Class III and the other new member being Class II, Class IV and Alternates. All were sent the Oath of Office prior to the scheduled meeting and are to sign the Oath and return to Land Use Administrator Kozak.

2022 JOINT LAND USE BOARD

	CLASS	TERM EXPIRES
Dan Bush	I	12/31/2022
Mike Keady	II	12/31/2022

Scott Wilhelm	III	12/31/2022
Ken Grisewood	IV	12/31/2025
Mike Miller	IV	12/31/2025
David Grossmueller	IV	12/31/2024
Bill Ethem	IV	12/31/2023
William Martin	IV	12/31/2023
Jerry Bowers	IV	12/31/2022

ALTERNATE CLASS IV #1 (2-year term):

Nickolas Moustakas		12/31/2023
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ALTERNATE CLASS IV #2 (2-year term):

Ryan Preston		12/31/2023
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ALTERNATE CLASS IV #3 (2-year term):

Joe Cinquemani		12/31/2022
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ALTERNATE CLASS IV #4 (2-year term):

Kelley O'Such		12/31/2022
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Congratulations to our Land Use Board members.

Nominations:

Land Use Administrator Kozak requested nominations for Chairman:

A motion was made by Jerry Bowers and seconded by Scott Wilhelm to nominate Mike Miller as Chairman. Mike Miller accepted the nomination as chairman. All present were in favor. Motion carried. Mike Miller is the 2022 Land Use Board Chairman.

Land Use Administrator requested nominations for Vice-Chairman:

A motion was made by Bill Ethem and seconded by Dan Bush to nominate William Martin as Vice-Chairman. William Martin accepted the nomination as Vice-Chairman. All present were in favor. Motion carried. William Martin is the 2022 Land Use Board Vice-Chairman.

Land Use Administrator Kozak turned the meeting over to the Chairman:

Appointments:

The Township Attorney reviewed the two (2) RFPs received for the position of Holland Township Land Use Attorney. The RFP submitted by Attorney Gallina was the response of submission.

The Township Attorney reviewed the two (2) RFPs received for the position of Holland Township Land Use Engineer. The RFP specifically asked if there was 10 years of Affordable Housing experience and Colliers responded with over 10 years of experience.

The Township Attorney reviewed the one (1) RFP received for the position of Holland Township Land Use Planner and Holland Township Land Use Board Highlands Council Subcommittee Professional Planner. Darlene Green with Colliers was the response.

A motion was made by Dan Bush and seconded by Joe Cinquemani to appoint John Gallina, Esq., as the 2022 Land Use Board Attorney, Colliers Engineering and Design as Land Use Board Engineer and Darlene Green with Colliers Engineering and Design as Land Use Board Planner and Land Use Board Highlands Council Subcommittee Professionals Planner. Jerry Bowers requested discussion. The request to enter executive session was denied as this is a public conversation. Jerry Bowers expressed his gratitude for the Township Committee for completing the review and making a recommendation, however he wants to nominate another attorney for the position. A nomination was made by Jerry Bowers to appoint David Pierce of Lindabury, McCormick, Estabrook and Copper PC as the 2022 Land Use Board Attorney. There was not a second so the nomination does not carry. Jerry Bowers thanked everyone for the consideration. The original motion made by Dan Bush and seconded by Joe Cinquemani to appoint John Gallina, Esq., as the 2022 Land Use Board Attorney. At a roll call vote, all present voted in favor of the motion. All present were in favor. Motion carried.

A motion was made by Dan Bush and seconded by Kelley O'Such to appoint Colliers Engineering and Design as the 2022 Land Use Board Engineer and Darlene Green with Colliers Engineering and Design as 2022 Land Use Board Planner and Land Use Board Highlands Council Subcommittee Professionals Planner. At a roll call vote, all present voted in favor of the motion.

Chairman Miller read the resolution to be adopted authorizing the award of a contract to the appointed professionals not utilizing the process defined in the third definition under N.J.S.A. 19:4A-20.7. These contracts are awarded without competitive bidding as a "Professional Service" in accordance with 40A:11-5-(1) (a) of the Local Public Contracts Law. This resolution shall be printed once in the Hunterdon County Democrat.

Appointment of the Land Use Board Administrator. A motion was made by Dan Bush and seconded by William Martin to appoint Maria Elena Jennette Kozak as the 2022 Land Use Board Secretary. All present were in favor. Motion carried.

Appointment of the Land Use Board Court Reporter. A motion was made by Dan Bush and seconded by Joe Cinquemani to appoint Lucille Grozinski as the 2022 Planning Board Court Reporter. All present were in favor. Motion carried.

Appointment of the Hunterdon County Democrat as the Official Newspaper. A motion was made by Dan Bush and seconded by Joe Cinquemani. All present were in favor. Motion carried.

Announcement of the time, date, and location of monthly meetings. This was approved at a prior scheduled Planning Board meeting. When the Township Committee merged the Planning Board and Board of Adjustment into a joint Land Use Board, the Planning Board approved schedule carried with the exception of a start time of 7:00 pm. The schedule is posted on the bulletin board at the municipal building, has been published in the December 9, 2021 edition of the Hunterdon County Democrat and has been sent to the Express Times for information purposes only. A motion was made by Dan Bush and seconded by Joe Cinquemani to announce the 2022 time, date, and location of monthly meetings. All present were in favor. Motion carried.

Township of Holland
Land Use Board

2022 Meetings

PLEASE TAKE NOTICE that the Land Use Board, Township of Holland, County of Hunterdon, New Jersey, will meet to discuss or act upon public business on each of the dates set forth below, at the Municipal Building, 61 Church Road, Milford, NJ. Meetings are open to the public.

Time: If necessary, a Work Session will begin at 6:30 P.M. to discuss the agenda of the evening.

Public participation during the work session will be prohibited.

The regular meetings begin at 7:00 P.M.

The cut-off time for meetings is 11:00 P.M.

Meeting Dates

January 10, 2022
February 14, 2022
March 14, 2022
April 11, 2022
May 9, 2022
June 13, 2022
July 11, 2022
August 8, 2022
September 12, 2022
October 10, 2022
November 14, 2022
December 12, 2022
January 9, 2023

Agenda Deadline

December 20, 2021
January 24, 2022
February 21, 2022
March 22, 2022
April 18, 2022
May 23, 2022
June 20, 2022
July 18, 2022
August 22, 2022
September 19, 2022
October 24, 2022
November 21, 2022
December 19, 2022

By ordinance the meetings of the Holland Township Land Use Board are held the second Monday of the month, with the agenda deadline three weeks prior to the meeting.

Identification of those at the podium

Present: Dan Bush, Jerry Bowers, Joe Cinquemani, Bill Ethem, Ken Grisewood, Dave Grossmueller, Michael Keady, William Martin, Mike Miller, Nickolas Moustakas, Kelley O'Such, Ryan Preston, Scott Wilhelm, Duane Young, John Gallina, Esq., and Maria Elena Jennette Kozak, Secretary.

Absent: N/A

Let the record show there is a quorum.

Minutes

A motion was made by Ken Grisewood and seconded by Mike Keady to dispense with the reading of the Planning Board Regular and Executive minutes of the November 8, 2021 meeting and to approve the minutes as recorded. At a roll call vote, all Planning Board members present were in favor of the motion with the exception of Bill Ethem, William Martin, Jerry Bowers, Joe Cinquemani and Kelley O'Such who abstained as they were Board of Adjustment members. Motion carried.

A motion was made by William Martin and seconded by Jerry Bowers to dispense with the reading of the Board of Adjustment Regular minutes of the December 15, 2021 meeting and to approve the minutes as recorded. At a roll call vote, all Board of Adjustment members present were in favor of the motion with the exception of Michael Keady, Scott Wilhelm, Ken Grisewood, Mike Miller, Dave Grossmueller, Nickolas Moustakas, and Ryan Preston who abstained as they were Planning Board members. Motion carried.

There was no 2021 Attorney report needed.

Old Business:

There was no Old Business scheduled at this time on the agenda.

New Business:

There was no New Business scheduled at this time on the agenda.

Completeness Review:

There was no completeness review scheduled at this time on the agenda.

Resolution

There were no resolutions scheduled at this time on the agenda.

Public Hearings

There was no Public Hearings to discuss at this time on the agenda.

Sub-Committee Status and Updates:

Holland Township Highlands Council Subcommittee –update – Mike Keady did not have an update at this time.

Public Comment

There were no public comments offered at this time as there was no one present in the public.

Executive Session

There was no Executive Session scheduled at this time.

Housekeeping:

Land Use Administrator Kozak stated that the February Agenda would have carry over items from both the Planning Board (ongoing Master Plan and Hunterdon County Economic Development grant work) and the Board of Adjustment (an application that was deemed completed by the board in December, carried for the Land Use Board to hold a public hearing). The information will be forwarded to the board members.

Chairman Miller asked that when someone makes a motion to please state your name. He also stated that everyone on the board is important and that the alternates are asked to participate equally as members. Your participation includes voting. Active participation trains everyone as well. The whole process counts on everyone. There will be learning for everyone and everyone is encouraged to ask questions. Site visits for an application are strongly encouraged, however, please limit the number of people attending at one time so as not to violate the sunshine law.

Adjournment

Dan Bush made a motion to adjourn. Motion approved. The meeting ended at 7:25 p.m.

Respectfully submitted,
Maria Elena Jennette Kozak
Maria Elena Jennette Kozak
Land Use Administrator