

Holland Township Land Use Board

Agenda

February 13, 2023

(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)

Chairman: “I call to order the February 13, 2023 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 8, 2022 edition of the Hunterdon County Democrat
3. And faxing to the Express-Times for informational purposes only.

Chairman: Please recite the Pledge of Allegiance.

Chairman: We have appointments and re-appointments to swear in:
(Determined January 17, 2023 at the Township meeting)

2023 JOINT LAND USE BOARD

	CLASS	TERM EXPIRES
Nickolas Moustakas	IV	12/31/2024

ALTERNATE CLASS IV #1 (2 year term):

Ryan Preston		12/31/2026
--------------	--	------------

ALTERNATE CLASS IV #2 (2 year term):

Joe Cinquemani		12/31/2023
----------------	--	------------

ALTERNATE CLASS IV #3 (2 year term):

Kelley O’Such		12/31/2024
---------------	--	------------

ALTERNATE CLASS IV #4 (2 year term):

Peter Kanakaris		12/31/2024
-----------------	--	------------

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 Land Use Board minutes of the January 9, 2023 meeting and to approve the minutes as recorded.

New Business

Ordinance 2023-4 AMENDING THE TOWNSHIP OF HOLLAND CODE OF ORDINANCES TO REPEAL CHAPTER 100, SECTIONS 92 TO 98, TO ADOPT A NEW CHAPTER 100, SECTIONS 92 TO 98; TO ADOPT FLOOD HAZARD MAPS; TO DESIGNATE A FLOODPLAIN ADMINISTRATOR; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE -
Introduced at the Township Committee on February 7, 2023 – sent to the Land Use Board for review at the scheduled February 13, 2023 meeting. Board Action needed.

Old Business

Checklist project – revisions submitted for consideration

New Business

Block 24 Lot 13 – Huntington Knolls LLC – Extension of the Final Approvals for Phases 2 & 3 of the overall project. Board Action Needed.

Completeness Review

Resolution

Report of the Land Use Board Attorney for 2022 – approved at the LUB Meeting of January 9, 2023 - Attorney Gallina authorized to prepare a resolution memorializing action – Board Action Required as this needs to be submitted to the Township Committee.

Block 13 Lot 23 – Old Farm Road – Variance-Direct the issuance of a building permit for a lot not abutting a public street and variances for The frontage and the driftway width and traveled width requirements for lots on drift ways – approved by BOA for Lawrence Seibel July 29, 2020 sold to Craig and Rachel Bailey in June of 2021. One year extension requested. Request submitted for consideration at the November 14, 2022. Board requested the property owner to discuss with the request with the board with an update and extension request. Board approved request December 12, 2022 scheduled meeting. Attorney Gallina authorized to prepare a resolution memorializing action. Board action needed.

Public Hearings

Block 26 Lot 27 – 105 Riegelsville Rd – Davina Lapczynski – Received into our office June 22, 2022 – The 45-day completeness deadline is July 11, 2022. Deemed Complete July 11, 2022. Public Hearing scheduled for August 8, 2022. Applicant granted an extension to the September 12, 2022 meeting (email 071822), then to October 10, 2022 (email 082622), then to November 14, 2022. (email 092122), then to December 12, 202 (email 102822), then to January 9, 2023 (email 120622) then to February 13, 2023 (email 010323) and to March 13, 2023 (email 020723). Board Action needed March 13, 2023

Sub-Committee Status and Updates

Highlands Subcommittee – Mike Keady

Home Occupation subcommittee---Ken Grisewood

Public Comment

Executive Session

Adjourn