

Holland Township Land Use Board

Minutes of the Regular Meeting

March 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)

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

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

Chairman Martin asked all to recite the Pledge of Allegiance

Identification of those at the podium

Present: Jerry Bowers, Joe Cinquemani, , Ken Grisewood, William Martin, Mike Miller, Nickolas Moustakas, Kelley O’Such, Ryan Preston, , John Gallina, Esq., Donna Mackey for Lucille Grozinski, Court Reporter and Maria Elena Jennette Kozak, Land Use Administrator.

Absent: Dan Bush, Bill Ethem Peter Kanakaris Michael Keady, Scott Wilhelm, Paul Sterbenz/Adam Wisniewski, Engineer and Darlene Green, Planner

Let the record show there is a quorum.

Minutes

A motion was made by Mike Miller and seconded by Jerry Bowers to dispense with the reading of the Land Use Board minutes of the February 13, 2023 meeting and to approve the minutes as recorded. With no discussion, all present were in favor of the motion Motion carried.

Old Business:

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

New Business:

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

Completeness Review:

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

Resolution

Block 24 Lot 13 – Huntington Knolls LLC – Extension of the Final Approvals for Phases 2 & 3 of the overall project. Board Action taken February 13, 2023 with the final extension being granted to February 11, 2024. Attorney Gallina authorized to draft a resolution. Board action needed to memorialize the resolution. Attorney Gallina presented the draft resolution as such:

Block 24 Lots 3, 13 & 13.01

**HOLLAND TOWNSHIP LAND USE BOARD
RESOLUTION**

WHEREAS, the Applicant, Huntington Knolls, LLC was previously granted final site plan

approval for Phases II and III of its planned development application, by Resolution adopted February 11, 2019; and

WHEREAS, pursuant to N.J.S.A. 40:55D-52, by Resolution adopted on July 12, 2021, the Applicant was granted a one year extension of final site plan approval for Phases II and II of its planned development application; and

WHEREAS, by Resolution adopted on June 13, 2022, the Applicant was granted a second extension of final site plan approval for Phase II and Phase III of its planned development application; and

WHEREAS, the Applicant has applied for an additional extension of final site plan approval for Phase II and Phase III of the project; and

WHEREAS, the Land Use Board considered the extension request at the February 13, 2023, Board meeting; and

WHEREAS the Land Use Board having carefully considered and reviewed the extension requests, made the following finding of fact and conclusions of law:

1. All prior Resolutions regarding this Application are hereby incorporated by reference as if set forth at length herein.

2. With regard to the requested extension of final site plan approval for Phase II and Phase III, under N.J.S.A. 40:55D-52, zoning requirements applicable to the preliminary approval shall not be changed for a period of two (2) years from the adoption of the Resolution granting final approval. The Board may grant an extension of final site plan approval for an extension of one year, not to exceed 3 extensions. The Resolution granting final site plan approval was adopted on February 11, 2019. The two year period of protection from zoning requirement expired on February 11, 2021. The initial one year extension ran through February 11, 2022, and the second one year extension ran through February 11, 2023. This is the third extension made by the Applicant.

NOW, THEREFORE, BE IT RESOLVED BY THE HOLLAND TOWNSHIP

LAND USE BOARD, on this 13th day of February, 202, as follows:

1. That pursuant to N.J.S.A. 40:55D-52a, the Land Use Board hereby grants an extension of final site plan approval for Phase II and Phase III of one year, through February 11, 2024.

2. The conditions of the approval in the prior Resolutions of June 14, 2006 as revised May 12, 2014, and February 11, 2019 shall continue in full force an effect as applicable.

Land Use Board Roll Call Vote

Board Member	Motion	Second	Ayes	Nays	Abstain	Absent/Ineligible
Michael Keady						
Scott Wilhelm						
Ken Grisewood						
Mike Miller						
Bill Ethem						
William Martin						
Jerry Bowers						
Dan Bush						
Peter Kanakaris (Alt.)						
Nickolas Moustakas (Alt.)						
Ryan Preston (Alt.)						
Joe Cinquemani (Alt)						
Kelley O'Such (Alt)						

Motion carried.

The foregoing Resolution was duly adopted by the Holland Township Land Use Board at a regular meeting held on March , 2023

ATTEST:

Maria Elena Jennette Kozak, Secretary
Holland Township Land Use Board

William Martin, Chairperson
Holland Township Land Use Board

A motion was made by Jerry Bowers and seconded by Joe Cinquemani to memorialize the resolution as presented. At a roll call vote, all present were in favor of the motion with the exception of Ken Grisewood and Kelley O'Such who recused. Motion carried.

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) then to March 13, 2023 (email 020723) and to April 10, 2023 (email 030623). Board Action needed April 10, 2023 Davina Lapczynski explained that she is still waiting for DEP approvals.

Sub-Committee Status and Updates:

Home Occupation - Ken Grisewood had nothing new to discuss. LUA Kozak is working with Mayor Bush to see if Hunterdon County Economic Development will expand the existing grant for this project. A letter was drafted for review by the mayor and for submittal. Nothing new to report at this time.

Holland Township Highlands Council Subcommittee –update – Mike Keady did not have an update at this time as we continue to explore Highlands Council grant opportunities replating to stormwater and Holland Township’s reassignment from Tier B to Tier A.

Public Comment

Davina Lapczynski – 105 Riegelsville Rd – No comment at this time.

Executive Session

There was no Executive Session scheduled at this time.

Housekeeping:

Nothing new to report at this time.

Adjournment

Mike Miller made a motion to adjourn. Motion approved. The meeting ended at 7:10 p.m.

Respectfully submitted,

Maria Elena Jennette Kozak

Maria Elena Jennette Kozak
Land Use Administrator