

Holland Township Land Use Board

Agenda

January 8, 2024

(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)

Secretary: “I call to order the January 8, 2024 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 21, 2023 edition of the Hunterdon County Democrat
3. And faxing to the Express-Times for informational purposes only.

The Certified Court Reporter’s transcript will be considered the official record of the meeting.”

Secretary: Please recite the Pledge of Allegiance.

Secretary: We have appointments and re-appointments to swear in:
(Determined January 2, 2024 at the Township Committee Reorganization meeting)

2024 JOINT LAND USE BOARD

| | CLASS | TERM EXPIRES |
|----------------|-------|--------------|
| Dan Bush | I | 12/31/2024 |
| Mike Keady | II | 12/31/2024 |
| Scott Wilhelm | III | 12/31/2024 |
| William Martin | IV | 12/31/2027 |
| Bill Ethem | IV | 12/31/2027 |

ALTERNATE CLASS IV #1 (2 year term):

| | | |
|--------------|--|------------|
| Ryan Preston | | 12/31/2025 |
|--------------|--|------------|

ALTERNATE CLASS IV #2 (2 year term):

| | | |
|----------------|--|------------|
| Joe Cinquemani | | 12/31/2025 |
|----------------|--|------------|

Secretary Kozak – Township Committeeman Wilhelm will swear in Class I Dan Bush
Township Committee Mayor Bush will swear in Class III Scott Wilhelm
Township Committee Mayor Bush will swear in Class II and Class IV reg/alt.

Secretary Kozak – congratulations to all

Secretary:

Requests for Nomination of Chairman –

Secretary:

Requests for Nomination of Vice Chairman –

I will now turn the meeting over to the Chairman.

Chairman: 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.

Chairman:

Appointment of Land Use Board Attorney:

(2023 Attorney John Gallina)

Chairman: Resolution to be adopted authorizing the award of a contract to Attorney **insert above name****, Esq. not utilizing the process defined in the third definition under N.J.S.A 19:4A-20.7.**

Appointment of Land Use Board Engineer

(2023 Richard Roseberry, Paul Sterbenz & Adam Wisniewski - Colliers Engineering)

Appointment of Land Use Board conflict Engineer

(2023 Mike Finelli - Finelli Engineering)

Appointment of Land Use Board Special Project Engineer

(2023 Robert Martucci – Martucci Engineering)

Appointment of Land Use Board Professional Planner 1

(2023 Darlene Green – Colliers Engineering)

Appointment of Land Use Board Highlands Council Subcommittee Professional Planner

(2023 Darlene Green – Colliers Engineering)

Appointment of Land Use Board conflict Planner

(2023 Kendra Lelie - Kyle + McManus Associates)

Appointment of Land Use Board Secretary

(2023 Maria Elena Jennette Kozak)

Hunterdon County Democrat as the Official News Paper

Announcement of time, date and location of monthly meetings –

(published December 21, 2023 and posted as required)

Identification of those at the podium for the benefit of the recording machine.

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 December 11, 2023 meeting and to approve the minutes as recorded.

Report of the Land Use Board Attorney for 2023 – previously submitted/explanation by Attorney Gallina – Board Action Required as this needs to be submitted to the Township Committee.

Old Business

New Business

Completeness Review

Block 2 Lot 1.02 – 10 Mill Road – Holland Solar Farm LLC – Amended Final Site Plan – Received into the office November 15, 2023. The 45-day deadline is December 30, 2023. Deemed incomplete December 11, 2023. To resubmit and completeness review February 12, 2024. If deemed complete February 12, 2024 then public hearing February 12, 2024.

Resolution

Public Hearings

Block 26 Lot 27 – 105 Riegelsville Rd – Davina Lapczynski – Variance. 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, 2022 (email 102822), then to January 9, 2023 (email 120622) then to February 13, 2023 (email 010323) then to March 13, 2023 (email 020723), to April 10, 2023 (email 030623), to May 8, 2023 (email 040523), to June 12, 2023 (email 050323), to July 10, 2023 (email 052223), to August 14, 2023 (email 070523) to September 11, 2023 (email 080423,) ,October 9, 2023 (email 090723) , November 13, 2023 (email 10/06/23), December 11, 2023 (email 11/08/23), to January 8, 2024 and to February 12, 2024 (email 01/03/24). Board Action needed February 12, 2024

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Sub-Committee Status and Updates

Highlands Subcommittee – Mike Keady
Home Occupation subcommittee---Ken Grisewood

Public Comment

Executive Session

Adjourn