

# Holland Township Land Use Board

## Agenda

**July 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)

**Chairman:** “I call to order the July 8, 2024 Regular 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.

**Chairman:** Please recite the Pledge of Allegiance.

**Chairman:** Identification of those at the podium for the benefit of the recording machine.

**Chairman:** We have appointments to swear in:

*(Determined June 18, 2024 at the Township Committee meeting)*

## **2024 JOINT LAND USE BOARD**

	CLASS	TERM EXPIRES
Joe Cinquemani	IV	12/31/2024

ALTERNATE CLASS IV #1 (2 year term):

Kelley O’Such		12/31/2025
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ALTERNATE CLASS IV #2 (2 year term):

Peter Kanakaris		12/31/2025
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ALTERNATE CLASS IV #3 (2 year term):

Anthony Roselle		12/31/2024
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ALTERNATE CLASS IV #4 (2 year term):

Melanie Campbell		12/31/2024
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### **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 May 13, 2024 and June 10, 2024 meeting and to approve the minutes as recorded.

### **New Business**

- ORDINANCE 2024-13 -Introduction/First Reading June 18, 2024 with Second reading and Public Hearing set for July 17, 2024. **ORDINANCE TO AMEND CHAPTER 100 - PART 3 OF THE CODE OF THE TOWNSHIP OF HOLLAND ENTITLED "STORMW ATER MANAGEMENT" TO REFLECT AMENDMENTS TO THE NEW JERSEY STORMWATERMANAGEMENT RULES AT N.J.A.C. 7:8, ADOPTED JULY 17, 2023** (see ordinance for details) -review for consistency with Master Plan – Board action needed.

### **Old Business**

- Block 13 Lot 23 – Old Farm Road – **EXTENSION REQUEST** -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. 1 year extension requested/granted: December 12, 2022 and July 29, 2023.

- Block 24 Lot 13 – Huntington Knolls LLC – Update – a condition of resolution memorialized March 2024

## **HOLLAND TOWNSHIP LAND USE BOARD**

### **RESOLUTION AUTHORIZING EXTENSION FOR PHASES II AND III OF THE HUNTINGTON KNOLLS FINAL SITE PLAN APPROVAL**

**NOW, THEREFORE, BE IT RESOLVED BY THE LAND USE BOARD OF HOLLAND**

**TOWNSHIP**, Hunterdon County, State of New Jersey, as follows:

1. That pursuant to N.J.S.A. 40:55D-52(e), the Land Use Board hereby grants a two (2) year extension of final site plan approval for Phase II and Phase III, through February 11, 2026.
2. The conditions of the approval in the prior Resolutions concerning this property/development, including any prior Resolutions authorizing extensions to said approval(s) shall continue in full force and effect as applicable.
3. The owner/applicant, including any contract purchaser of the property/development, shall be required to appear before the Land Use Board within ninety (90) calendar days of February 12, 2024 or no later than the May 13<sup>th</sup> Land Use Board meeting to provide an update on the status of the property/development.

\*\*LUB meeting May 13, 2024 contract purchaser, K Hovanian discussed potential concepts.

\*\* LUB meeting July 8, 2024 applicant, Huntington Knolls LLC is being requested to attend this meeting for a status update and progress outline for the next few years as follow up to the May 13, 2024 discussions.

#### **Completeness Review**

#### **Resolution**

Block 3 Lot 28.01 & 66– 195 Myler Rd & 191 Myler Rd - Darvill & Blanton – Minor Subdivision/Lot Line Adjustment with C Variance – Received into our office April 3, 2024 – The 45-day completeness deadline is May 18, 2024. Completeness May 13, 2024 – applicant granted extension May 10, 2024 to June 10, 2024. If deemed complete above then public hearing to follow June 10, 2024. Approved with conditions at the June 10, 2024 public hearing. LUB Attorney authorized to prepare a resolution for distribution. **BOARD ACTION NEEDED TO MEMORIALIZE THE 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), November 14, 2022. (email 092122), December 12, 2022 (email 102822), January 9, 2023 (email 120622), February 13, 2023 (email 010323), March 13, 2023 (email 020723), April 10, 2023 (email 030623), May 8, 2023 (email 040523), June 12, 2023 (email 050323), July 10, 2023 (email 052223), August 14, 2023 (email 070523), September 11, 2023 (email 080423), October 9, 2023 (email 090723), November 13, 2023 (email 10/06/23), December 11, 2023 (email 11/08/23), January 8, 2024 (email 12/01/23), February 12, 2024 (email 01/03/24), March 11, 2024 (email 02/01/24), April 8, 2024 (email 02/29/24), May 13, 2024 (email 04/01/24), June 10, 2024 (email 05/01/24), **Updated the Board 051324** that the NJDEP approved the garage proposal in the proposed location. Public hearing June 10, 2024 and carried to July 8, 2024 – no additional notice needed. **Board Action needed .**

#### **Sub-Committee Status and Updates**

- Highlands Subcommittee – Mike Keady/Mayor Bush
- Home Occupation subcommittee---Ken Grisewood - tabled till approximately summer

#### **Public Comment**

#### **Executive Session**

#### **Adjourn**