

Holland Township Land Use Board

Agenda

August 12, 2024 (REVISED)

(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 August 12, 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.

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 June 10, 2024 and July 8, 2024 meeting and to approve the minutes as recorded.

New Business

- Trust Fund Application – Municipal Endorsing Resolution - - Holland Township will be applying for the Municipal Park and Recreation Grant Program to do: *Concrete Revitalization of the Riegel Ridge Community Center Pool*. At the Township Committee meeting of August 6, 2024, the resolution mentioned above was adopted. The Township Committee referred the Application and Resolution to the Land Use Board for the August 12, 2024 meeting for a consistency with the Master Plan review. THIS IS NOT A TRADITIONAL REVIEW FOR THE PLANNER TO WEIGH IN! The application at the top of page 3 asked *"Is the project consistent with the Municipal Master Plan and/or Open Space Recreation plans? If yes, provide Municipal Master Plan/Open Space Recreation plan page reference/citation."* This is NOT a Planner review. – Board Action Needed – Attorney Bernstein

Old Business

Completeness Review

- Block 24 Lots 3, 13 and 13.02 – Milford Warren Glen Road – K. Hovanian at Huntington Knolls LLC - Amended Site Plan with variance – **TOD – TBD when application is deemed complete – Mr. Bernstein** . Received into the office July 22, 2024. The 45-day completeness deadline is September 5, 2024. Board Action Needed

Resolution

- 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: July 29, 2023 and July 8, 2024. Board granted extension and authorized Attorney to prepare a resolution. Board Action Needed to memorialize the resolution.
- 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) - Board reviewed for consistency with Master Plan (not inconsistent) and authorized Attorney to prepare a resolution. Board Action Needed to memorialize the resolution. –

Public Hearings

- Block 26 Lot 27 – 105 Riegelsville Rd – Davina Lapczynski – Variance. **TOD – October 31, 2024.** 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 , July 8, 2024 and to September 9, 2024 – no additional notice needed. **Board Action needed.**

Sub-Committee Status and Updates

- Highlands Subcommittee – Mike Keady/Mayor Bush

Public Comment

Executive Session

Adjourn