

Holland Township Planning Board

Minutes of the Special Meeting

May 25, 2010

The meeting was called to order by the Chairman Peter Craig:

"I call to order the May 25, 2010 Meeting of the Holland Township Planning Board. Adequate notice of this meeting was given pursuant to the Open Public Meeting Act Law by the Planning Board Secretary in December 10, 2009 by:

1. Posting such notice on the bulletin board at the Municipal Building.
2. Published in the May 13, 2010 issue of the Hunterdon County Democrat
3. Faxed notice to local municipalities on May 14, 2010
4. Sending via Courier to the Hunterdon County Planning Board on May 14, 2010

Flag Salute

Chairman Craig asked all to stand for the Pledge of Allegiance

Identification of those at the podium

Present: Ed Burdzy, Peter Craig, John DiSarro, Andy Kovacs , Laura Souders, Don Morrow, Esq., Betsy McKenzie, Planner, Court reporter Lucille Grozinski, CSR, and Maria Elena Jennette Kozak, Secretary.

Excused Absent: Dave Grossmueller, Susan Grimshaw, Mike Miller, Dan Rader and Melissa Tigar

Let the record show there is a quorum.

Public Hearings

1. A motion was made by Ed Burdzy and seconded by Andy Kovacs to open the public hearing for the Holland Township 2010 Third Round Housing Element and Fair Share Plan. All present were in favor. Motion carried. Betsy McKenzie gave a history of how we got to the point of creating this current document and how we have to have this to the State by June 8th which means that the planning board has to vote on this tonight, pass a resolution and make a recommendation to the township committee to adopt this at the June 1, 2010 township committee meeting and then this needs to get to Trenton for the June 8th deadline. All this needs to be accomplished with the understanding that COAH could still be dissolved and the rules could change. Most of this work was completed while doing the work for the Highlands plan conformance evaluations. Discussion took place regarding how the numbers were created. **Everyone needs to remember that this is a plan and can always be amended.** The public was invited to comment. Ken Grisewood asked if the final document would be available for purchase and was advised that it would be available upon request. Mr. Grisewood also questioned the use of the Jiovino property and if changes could take place. Betsy McKenzie explained the inclusionary process. Veronica Cole was sworn in by Lucille Grozinski and stated that Holland should tell Trenton to stay out of our business and also expressed her feelings regarding the Jiovino's. Phil Geibel questioned the water deficit status and the status of the water plan as submitted. Laura Souders asked if the Jiovino property met the water conditions Peter Craig explained that the DEP does the water approval and Highlands regards Holland as having a water deficit. Michael Keady asked for clarification of the numbers expressed and stated that the Jiovino project has approval by the board for Phase I which is for 44 units. Mr. Keady explained the Water Quality Management Plan amendment approved by the DEP for the Jiovino property and then discussed how COAH could dissolve and that we as a society have no choice but to deal with this Wizard of Oz fantasy thing. A motion was made by Ed Burdzy and seconded by Andy Kovacs to close this public hearing. All present were in favor. Motion carried. A motion was made by Ed Burdzy and seconded by Andy Kovacs to adopt the resolution prepared by Betsy McKenzie that states that the Planning Board of the Township of Holland, Hunterdon County, New Jersey adopting the 2010 Third Round Housing Element and Fair Share Plan and recommending that the Township Committee petition COAH for substantive certification of the adopted 2010 Third Round Housing Element and Fair Share Plan. At a roll call vote, all present voted in favor of the motion. Motion carried. Secretary Kozak will send a memo to the clerk with a copy of this signed resolution.

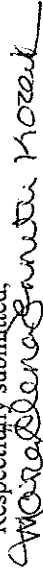
2. A motion was made by Andy Kovacs and seconded by John DiSarro to open the public hearing for the Holland Township 2010 Farmland Preservation Plan Element of the Master Plan and Comprehensive Farmland Preservation Plan. All present were in favor. Motion carried. Betsy McKenzie explained that the 2007 Agriculture Committee created a plan and the Planning Board adopted it. This was submitted to the SADC on time. They took 26 months to review and wanted the 2 separate documents compressed into one. Most of the current work was done by the Agriculture Committee. A number of edits took place with Tim Brill (SADC). This relates to the Boss Farm which is on the agenda of the SADC for Thursday May 27, 2010. This translates to the Planning Board needs to take action this evening so that this can be on the SADC agenda for May 27th and then the Boss Farm can progress. Most of the changes that took place since this was originally distributed to the planning board are grammatical and stylistic. The Goals of the SADC were discussed. Peter Craig suggested to Betsy McKenzie that we suggest that this document be called a Comprehensive Plan for the preservation of Agriculture as we do not just save farms from development but are also saving the actual farming concept. Laura Souders expressed that she was not comfortable with voting on this document tonight. Betsy McKenzie emphasized what the changes were and that we are on a deadline with this document. The public was invited to comment. Michael Keady stated that he thought the best part was at the end. He also questioned if all on the list agreed and was told that interest has been expressed for the short term 5 year plan and Mr. Burdzy stated that the township attorney has created a contract that if the committed farms decide to drop out of the program then they are required to reimburse the township. Peter Craig stated that this document is all according to the Master Plan and is what Holland Township is really about. A motion was made by Andy Kovacs and seconded by Laura Souders to close this public hearing. All present were in favor. Motion carried. A motion was made by Andy Kovacs and seconded by Ed Burdzy to adopt the resolution prepared by Betsy McKenzie stating that the resolution of the Holland Township Planning Board adopting the Farmland Preservation

Plan of the Master Plan and Comprehensive Farmland Preservation Plan. At a roll call vote all present voted yes with the exception of Laura Souders who abstained (due to the fact that the plan with corrections was only submitted to the planning board that day and that Ms. Souders felt that she did not have enough time to review the document). Motion carried. Secretary Kozak will send a memo to the clerk with a copy of this signed resolution.

Adjournment

Ed Burdzy made a motion to adjourn. Motion approved. The meeting ended at 8:40 p.m.

Respectfully submitted,



Maria Elena Jennette Kozak
Secretary