

WASHINGTON TOWNSHIP LAND USE BOARD

PUBLIC MEETING MINUTES

JANUARY 12, 2022 7:00 p.m.

CALL TO ORDER and PUBLIC NOTICE

Board Secretary Parks called the meeting to order at 7:00 p.m. stating this was the reorganization meeting of the Land Use Board of the Township of Washington. Adequate notice of this meeting had been given in accordance with the Open Public Meetings Act in that a notice was published in the NJ Zone Edition of the Express Times and daily edition of the Express Times. Notice was posted on the municipal bulletin board in the Township Administration Building in Washington Township, New Jersey, and notice was filed with the Township Clerk.

FLAG SALUTE

PRESENTATION OF 2022 BOARD MEMBERS & OATH OF OFFICE

The oath of office was administered by Attorney Gruenberg to the following members before the start of the meeting:

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|--|----|-----------------|
| 1. Class I Member, term expires 12/31/22 | -- | Robert Klingel |
| 2. Class II Member, term expires 12/31/22 | -- | Evan Howell |
| 3. Class IV Member, term expires 12/31/25 | -- | Stephen Swinton |
| 4. Alternate 1, replacing unexpired term to 12/31/23 | -- | Lloyd Tiger |

ROLL CALL

Present: Robert Klingel, Evan Howell, Stephen Swinton, Leonard Artigliere, James Vander Horn, Gretchen Foley, Lloyd Tiger, John Hylkema

Absent: Ralph Fiore, Michael Lum

Professionals in Attendance: Steven P. Gruenberg, Esq.

Professionals in Excuses: Scarlett Doyle, P.P., Kevin Smith, P.P., P.E., C.M.E.

Secretary Parks called for nominations for Chairperson. Motion to nominate Leonard Artigliere as Chairman for the Land Use Board for 2022 was made by Swinton and seconded by Foley.

Hearing no further nominations from the floor, a motion to close the nominations was made by Swinton and seconded by Vander Horn. All were in favor. Nominations were closed.

Members in favor of appointing Leonard Artigliere as Chairman for 2022: Members in favor: Klingel, Howell, Swinton, Vander Horn, Foley, Tiger, Hylkema. Members abstaining: Artigliere.

Secretary Parks turned the meeting over to Chairman Artigliere.

Mr. Artigliere called for nominations for Vice Chair. Motion to nominate Stephen Swinton as Vice Chairman for the Land Use Board for 2022 was made by Foley and seconded by Vander Horn.

Hearing no further nominations from the floor, a motion to close the nominations was made by Klingel and seconded by Tiger. All were in favor. Nominations were closed.

Members in favor of appointing Stephen Swinton as Vice Chairman for 2022: Members in favor: Klingel, Howell, Artigliere, Vander Horn, Foley, Tiger, Hylkema. Members abstaining: Swinton.

A motion was made by Klingel seconded by Swinton to re-appoint Steven P. Gruenberg, Esq. as Board Attorney for 2022. Members in favor: Klingel, Howell, Swinton, Artigliere, Vander Horn, Foley, Tiger, Hylkema.

A motion was made by Klingel seconded by Vander Horn to re-appoint Kevin Smith, P.E., C.M.E., P.P. as Board Engineer for 2022. Members in favor: Klingel, Howell, Swinton, Artigliere, Vander Horn, Foley, Tiger, Hylkema.

A motion was made by Swinton seconded by Tiger to re-appoint Scarlett Doyle, P.P. as Board Planner for 2022. Members in favor: Klingel, Howell, Swinton, Artigliere, Vander Horn, Foley, Tiger, Hylkema.

A motion was made by Klingel seconded by Vander Horn to re-appoint Eileen Parks as Board Secretary for 2022. Members in favor: Klingel, Howell, Swinton, Artigliere, Vander Horn, Foley, Tiger, Hylkema.

Ms. Parks discussed that Mr. Schrek had not provided a new contract for 2022 geo-technical engineer.

A motion was made by Klingel seconded by Swinton to re-appoint Stanley Schrek, P.E. as the Land Use Board Geotechnical Expert for the month of January 2022 pending submission of a 2022 contract. Members in favor: Klingel, Howell, Swinton, Artigliere, Vander Horn, Foley, Tiger, Hylkema.

A motion was made by Klingel seconded by Tiger name the NJ Zoned Edition of the Express Times as the weekly newspaper and the Star Ledger as the daily alternate as the official newspapers for publications for the Land Use Board for 2022. Members in favor: Klingel, Howell, Swinton, Artigliere, Vander Horn, Foley, Tiger, Hylkema.

REORGANIZATION, NOMINATIONS AND ELECTIONS

A motion was made by Vander Horn seconded by Tiger to approve for publication the following meeting dates of the Land Use Board in 2022. All members were in favor.

Regular Meetings – Second and Last Thursday - 7:30 pm prevailing time

1/12 @ 7.00 p.m.	1/27	7/14	7/28
2/10	2/24	8/11	8/25
3/10	3/31	9/8	9/29
4/14	4/28	10/13	10/27
5/12	5/26	11/10	
6/9	6/30	12/8	

1/12/2023 @ 7:00 p.m.

APPROVAL OF MINUTES

A motion was made by Klingel, seconded by Hylkema to approve the minutes of the regular meeting held on December 8, 2021. Members in favor: Klingel, Howell, Swinton, Vander Horn, Tiger, Hylkema. Members abstaining: Artigliere, Foley

RESOLUTION

Washington Solar Farm II, LLC

Application #2021-07, Block 47 Lots 7.02 & 7.03

Attorney Gruenberg discussed the revisions provided by the applicant's attorney. Mr. Vander Horn clarified that the landscaping would be located so as not to obstruct the view of the pond. Mr. Gruenberg noted that the landscaping was to be installed to the satisfaction of Ms. Doyle.

A motion to adopt the resolution was made by Hylkema, seconded by Swinton. Members in favor: Klingel, Howell, Swinton, Foley, Artigliere, Vander Horn, Tiger, Hylkema.

RESOLUTION

Meissner, Alfred

Application #2021-10, Block 46 Lot 8, 478 Washburn Avenue

Attorney Gruenberg discussed the revisions provided by the applicant.

A motion to adopt the resolution with the revisions was made by Tiger, seconded by Swinton. Members in favor: Klingel, Howell, Swinton, Artigliere, Vander Horn, Tiger, Hylkema. Members abstaining: Foley.

PUBLIC CONCERNS AND COMMENTS

There were no public concerns or comments.

OLD BUSINESS

None

NEW BUSINESS

Ms. Parks had received an amended application and request yesterday from Asbury Farms to be scheduled for completeness and public hearing at the January 27, 2022 meeting adding that the applicant had already noticed for the public hearing without any authorization. The Board discussed and directed Mr. Gruenberg to send a letter to the applicant indicating that the Board set the agenda for meeting items.

Mr. Artigliere referenced the Township ordinance 123-43 referenced in the Washington Solar Farm II resolution that permitted solar fields in any zone and did not require a variance and proposed that the Board recommend to the Township Committee to revise the ordinance to properly plan for locations that were suitable in the Township for large solar fields noting that these alternative energy programs are being funded by the government through grants, tax credits, etc. and provided large incentives to farmers to install these systems on their properties.

Mr. Gruenberg discussed that solar was allowed by law in all industrial zones and were considered an inherently beneficial use where the Township allow solar in all zones noting that a revision to the ordinance may require a Master Plan update.

ADJOURNMENT

Hearing no further comments, a motion was made by Klingel, seconded by Vander Horn, to adjourn the meeting at 7:33 p.m. All were in favor.

These minutes were approved on January 27, 2022.

Respectfully Submitted,

Eileen Parks
Secretary to the Board