

GREEN TOWNSHIP LAND USE BOARD MINUTES
Regular Meeting, April 10, 2025
Green Township Municipal Building

CALL TO ORDER: The April 10, 2025 regular meeting of the Land Use Board was called to order by the Land Use Board Chairman, Mr. Scott Holzhauer at 7:04pm. He then led everyone in the PLEDGE OF ALLIGIANCE.

Recitation of the OPEN PUBLIC MEETING STATEMENT by Mr. Scott Holzhauer.

OATH OF OFFICE: Given to reappointed members of the Board. The following member read the oath: Mr. Jim DeYoung

ROLL CALL: Present: Mr. Joseph Cercone, Mr. Jim DeYoung, Ms. Kate Douglass, Mrs. Jenny Kobilinski, Mr. John Lynch, Mr. Scott Holzhauer

Also present: Mr. David Brady, Board Attorney, Mr. Cory Stoner, Board Engineer, Ms. Jessica Caldwell, Board Planner and Ms. Kim Mantz, Board Secretary

Members Absent: Mr. Robert Cahill, Mr. Sam Diaz, Mr. Jason Miller, Mrs. Sharon Mullen, Mrs. Margaret Phillips, Mr. Timothy Smith and Mr. Rick Wilson.

A motion was made by Ms. Douglass to excuse the absent members and seconded by Mr. DeYoung.

All Ayes. No Discussion. Motion Carried. Abstentions: none

MOTION TO APPROVE MINUTES:

Land Use Board Minutes of March 13, 2025

A motion was made to accept the minutes by Mr. Cercone and seconded by Mrs. Kobilinski

No Discussion. All Ayes. Abstentions: Mr. DeYoung

Mr. Holzhauer read the Notice of Adjournment for SAKS Properties, LLC

RESOLUTIONS: None

OLD BUISNESS: None

NEW BUSINESS:

Application: LU#2504

Owner/Applicant: Louis Tommaso

Block 19 Lot 7 – 53 Creek Road, Andover, NJ 08721

Action: Completeness and Public Hearing

This application began at 7:09pm

Mr. Brady recused himself from this application and left the room.

Mr. Holzhauer explained this application is to legally subdivide off the severable exception portion of the existing lot located at 53 Creek Road.

Mr. Stoner explained his initial review was for the older concept plan from 2019 due to the mix-up with Mr. Tommaso's submitted plans. Mr.

Tommaso submitted the correct plans and Mr. Stoner was able to revise his report before the meeting.

Mr. Stoner stated there isn't much to review due to the lot lines being set already because this is a severable exception. He suggested the application be deemed complete but that there will be items that are conditions of approval.

A motion was made by Mr. Cercone to deem Application LU#2504 complete and it was seconded by Mr. DeYoung.

Roll Call Vote: Mr. Cercone, Mr. DeYoung, Ms. Douglass, Mrs. Kobilinski, Mr. Lynch, Mr. Holzhauer

All Ayes. No Discussion. Motion Carried. Abstentions: none

Item no. 5 of Mr. Stoner's report shows the setbacks which are not on the 2025 plan but they are on the 2019 concept plan.

Mr Stoner stated the new plans show the lot lines for the new lot, 7.04, but does not show the existing location features. As a condition of approval, he would like to see all the existing features be placed back on the plan so there is one map that shows all the existing features.

Both lots will be conforming after the subdivision.

Item no. 6 gives the reason for the severable exception and that it can be subdivided off as a separate parcel. The deeds need to be prepared for both properties, reviewed and filed with the Sussex County Clerk's Office.

Mr. Holzhauer pointed out that the remainder lot acreage differs between the 2 maps. Item no. 3b's note states a there is a discrepancy between the lot size listed on the original Farmland Preservation map from 2012 and the new plans submitted for this application. The numbers were also transposed for the existing lot in Mr. Stoner's report and should read 747,973 sq ft instead of 474,973 sq ft.

Ms. Caldwell stated there were no variances. There are pre-existing non-conformities, but they do not require variances.

Mr. Holzhauer swore in Mr. Louis Tomasso, Applicant. Mr. Tomasso agreed to have his Engineer put all the correct information on the final plans.

Mrs. Mullen arrived at 7:23pm.

Kim will confirm the lot number with Penny.

Mr. Holzhauer noted there were no members of the public present and opened and closed the public portion of the meeting.

A motion was made to approve application LU#2504 by Ms. Douglass and was seconded by Mr. Cercone.

Roll Call Vote: Mr. Cercone, Mr. DeYoung, Ms. Douglass, Mrs. Kobilinski, Mr. Lynch, Mr. Holzhauer

All Ayes. No Discussion. Motion Carried. Abstentions: none

This application ended at 7:27pm

Mr. Brady joined the meeting and asked about the conditions of approval which are:

1. Reconcile the actual square footage of the lots.
2. Add all pre-existing non-conforming structures and existing locations to the final plans.
3. This resolution supersedes all other resolutions.

Ms. Calwell gave her update on the Affordable Housing Fair Share Plan. She suggested holding a TRC to review the plan in draft form and then put the Public Hearing on the agenda for adoption for June 12th meeting. This Plan is adopted by the Land Use Board and endorsed by the Township Committee.

Ms. Caldwell briefly reviewed the affordable housing situation along with the deadlines. The original number from the DCA for Green Township was 249 units but an alternate number of 91 units was proposed due to the removal of Tranquil Valley's "package treatment plant". This plant was originally factored in as an option because it is on 30 acres but was determined that it isn't set up to serve more than a few buildings on the property.

The NJ Builder's Association has objected to every town in the state that has presented a reduced number of units but there was no objection from Fair Share Housing.

Ms. Caldwell explained Green can submit a Durational Adjustment stating there is no sewer or water in Green and the obligation will be adjusted until there is sewer and water available which has been done in the past. She had suggested doing a "set aside ordinance" which states if an applicant came to the Land Use Board for a development there would have to be a percentage of units set aside for affordable housing.

The Township can utilize Habitat for Humanity Homes or accessory apartments or group homes to satisfy some of the numbers which shows an effort to comply.

A TRC will be set up to review for the final draft which will be adopted in June by the Board. The plan has to be submitted by June 30th to be reviewed by the state Program Planners and the Fair Share Housing Center and they have until August 31st. If there are any objections, we have until December 31st to settle the objections and then until March 15th to provide all of the compliance mechanisms.

Mrs. Mullen asked about the potential solar farm over at the airport and Mr. DeYoung stated it has been put on hold due to regulations.

A Motion was made by Mr. Cercone to adjourn the meeting at 7:50pm and seconded by Ms. Douglass

All Ayes. No Discussion. Motion Carried. Abstentions: none

Respectfully Submitted:

Kimberlee Mantz

Kimberlee Mantz, Land Use Board Secretary

Date approved: May 8, 2025