

GREEN TOWNSHIP LAND USE BOARD MINUTES
REGULAR MEETING
August 8, 2024
Green Township Municipal Building

CALL TO ORDER: The August 8, 2024 Regular meeting of the Land Use Board was called to order by the Land Use 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. Holzhauer

ROLL CALL: Present: Mr. Robert Cahill, Mrs. Jenny Kobilinski, Mrs. Margaret Phillips, Mr. Rick Wilson, Mr. Scott Holzhauer

Also present: Mr. David Brady, Board Attorney and Ms. Kim Mantz, Board Secretary

Members Absent: Mr. Joseph Cercone, Mr. Samuel Diaz, Mr. Jim DeYoung, Ms. Douglass, Mr. John Lynch, Mr. Jason Miller and Mrs. Sharon Mullen

A motion was made by Mr. Wison to excuse absent members and was seconded by Mrs. Phillips
All Ayes. No Discussion. Motion Carried. Abstentions: none

MOTION TO APPROVE MINUTES:

Land Use Board Minutes of June 13, 2024

A motion was made to accept the minutes by Mr. Wilson and seconded by Mrs. Phillips
No Discussion. All Ayes. Abstentions: None

Notice of adjournment:

Application: LU#2309

Owner/Applicant: SAKS Properties, LLC

Block 35 Lot 8 – 57 Decker Pond Road, Andover, NJ 08721

Action: None – this application has been moved to the September 12th meeting at the Green Township Fire House at 7pm.

RESOLUTIONS:

Application: LU#2411

Owner/Applicant: Ronald M. Kemenczy

Block 61 Lot 36

Action: Memorialize Approval

Mr. Brady spoke briefly about the conditions of the approval.

Numbers 15, 16, 17 and 18 include the following conditions: Sheds on the property are going to be removed. They are going to return the gravel area at the rear of the house to lawn, garden or something other than impervious surface. They are going to try to get permission from the owner of lot 1 to let some gravel area that's over on his lot to be removed and turn back the lawn. The design calculations for the rebble walls need to be provided to the Board Engineer. Seepage calculations and details from the seepage pits are also required. Number 14 gives Mr. Stoner the authority to make minor changes without the Applicant having to come back to the Board.

A motion was made by Mr. Wison and was seconded by Mrs. Kobilinski to memorialize the approval of application #2411.

Roll Call vote: Mr. Robert Cahill, Mrs. Jenny Kobilinski, Mrs. Margret Phillips, Mr. Rick Wilson, Mr. Scott Holzauer
All Ayes. No Discussion. Motion Carried. Abstentions: none

OLD BUSINESS: None

NEW BUSINESS: None

Mr. Holzauer noted there is no public present in the room so the public portion of the meeting was opened and closed.

Mr. Holzauer stated the Master Plan Committee will be meeting on Monday, August 12th. There was a TRC on the SAKS application.

A motion to adjourn was made by Mrs. Phillips and seconded by Mrs. Kobilinski. The meeting was adjourned at 7:10pm.

Respectfully Submitted:

Kim Mantz, Land Use Board Secretary

Date approved: