

GREEN TOWNSHIP LAND USE BOARD MINUTES

REGULAR/REORGANIZATION MEETING, January 13, 2022

CALL TO ORDER: The January 13, 2022 Regular/Reorganization virtual meeting of the Land Use Board was called to order by the Land Use Attorney, Mr. David Brady, at 7:04pm. He then led everyone in the PLEDGE OF ALLIGIANCE.

Recitation of the OPEN PUBLIC MEETING STATEMENT by Mr. David Brady.

OATH OF OFFICE: Given to reappointed members of the Board. The following members were given the oath: Mr. Chirip, Mr. DeYoung, Mr. Miller, Mr. Holzhauer and Mrs. Magretto

ROLL CALL: Present: Mr. Joe Cercone, Mr. James Chirip, Mrs. Jenny Kobilinski, Mrs. Nicole Magretto, Mr. Jason Miller, Mrs. Sharon Mullen, Mr. Rick Wilson and Mr. Scott Holzhauer.

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

Members Absent: Mr. Dan Conkling, Mr. Jim DeYoung, Mr. John Lynch

Nominations for Chairman of the Land Use Board:

Mr. Brady opened the floor for nominations for Chairman. Mr. Chirip nominated Mr. Scott Holzhauer for Chairman of the Board. This nomination was seconded by Mrs. Mullen

Mr. Holzhauer accepted the nomination. Mr. Brady closed nominations.

Roll Call Vote: Mr. Cercone, Mr. Chirip, Mrs. Kobilinski, Mrs. Magretto, Mr. Miller, Mrs. Mullen, Mr. Wilson and Mr. Holzhauer.

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

Mr. Holzhauer read his Oath of Office for Chairman.

Mr. Holzhauer, Chairman, Presiding.

Nomination for Vice Chairman of the Land Use Board:

Mr. Holzhauer opened the floor for nominations for Vice Chairman.

Mr. Wilson nominated Mr. Joe Cercone for Vice Chairman of the Board. This nomination was seconded by Mrs. Mullen

Roll Call Vote: Mr. Cercone, Mr. Chirip, Mrs. Kobilinski, Mrs. Magretto, Mr. Miller, Mrs. Mullen, Mr. Wilson and Mr. Holzhauer.

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

REORGANIZATION RESOLUTIONS:

Motion was made to appoint Mr. David Burton Brady as the Land Use Board Attorney by Mr. Wilson and seconded by Mr. Cercone

Roll Call Vote: Mr. Cercone, Mr. Chirip, Mrs. Kobilinski, Mrs. Magretto, Mr. Miller, Mrs. Mullen, Mr. Wilson and Mr. Holzhauer.

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

Motion was made to appoint Mr. Cory Stoner as the Land Use Board Engineer by Mr. Wilson and seconded by Mr. Cercone.

Roll Call Vote: Mr. Cercone, Mr. Chirip, Mrs. Kobilinski, Mrs. Magretto, Mr. Miller, Mrs. Mullen, Mr. Wilson and Mr. Holzhauer.

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

Motion was made to appoint Ms. Jessica Caldwell as the Land Use Board Planner by Mr. Wilson and seconded by Mr. Cercone. Roll Call Vote: Mr. Cercone, Mr. Chirip, Mrs. Kobilinski, Mrs. Magretto, Mr. Miller, Mrs. Mullen, Mr. Wilson and Mr. Holzhauser. All Ayes. No Discussion. Motion Carried. Abstentions: none

Motion was made to appoint Kim Mantz as the Land Use Board Secretary by Mr. Wilson and seconded by Mr. Cercone. Roll Call Vote: Mr. Cercone, Mr. Chirip, Mrs. Kobilinski, Mrs. Magretto, Mr. Miller, Mrs. Mullen, Mr. Wilson and Mr. Holzhauser. All Ayes. No Discussion. Motion Carried. Abstentions: none

Motion was made establishing the regular meeting schedule from January 2021 through February 2022 by Mr. Wilson and seconded by Mr. Cercone. Roll Call Vote: Mr. Cercone, Mr. Chirip, Mrs. Kobilinski, Mrs. Magretto, Mr. Miller, Mrs. Mullen, Mr. Wilson and Mr. Holzhauser. All Ayes. No Discussion. Motion Carried. Abstentions: none

Motion was made to designate the NJ Herald as the official newspaper by Mr. Wilson and seconded by Mr. Cercone. Roll Call Vote: Mr. Cercone, Mr. Chirip, Mrs. Kobilinski, Mrs. Magretto, Mr. Miller, Mrs. Mullen, Mr. Wilson and Mr. Holzhauser. All Ayes. No Discussion. Motion Carried. Abstentions: none

Motion was made to establish an Application Deadline Schedule by Mr. Wilson and seconded by Mr. Cercone. Roll Call Vote: Mr. Cercone, Mr. Chirip, Mrs. Kobilinski, Mrs. Magretto, Mr. Miller, Mrs. Mullen, Mr. Wilson and Mr. Holzhauser. All Ayes. No Discussion. Motion Carried. Abstentions: none

MOTION TO APPROVE MINUTES:

Land Use Board Minutes of September 9, 2021

Mr. Cercone motioned to approve minutes and was seconded by Mr. Chirip. No Discussion. All Ayes. Abstentions: none

OLD BUSINESS: None

NEW BUSINESS:

1. Kim announced the official resignation of Mr. Mike Muller from the Land Use Board
2. New Member, Nicole Magretto, was introduced and welcomed.
3. Mr. Brady addressed the Model Electric Vehicle Charging Station Ordinance – Mr. Brady stated he will just incorporate this ordinance into any resolutions that apply to residential projects of 5 units of more and commercial site plans that having parking associated with it. He does not feel we can retroactively impose new requirements on a preliminary site plan at final. Mr. Holzhauser believes if a preliminary site plan comes in for a modification then this could be imposed at that time.
4. Kim addressed the incomplete application from Pub 517 and explained that after a number of emails to Melissa Johansson there still have not been additional documents submitted.

Mr. Holzhauser opened and closed the public comment portion of the meeting as no public was in attendance.

Announcement of Standing Committees:

Technical Review Committee – Mr. Holzauer, Mrs. Mullen, Mr. DeYoung and Mr. Conkling

Ordinance/Master Plan Committee – Mr. Holzauer, Mr. Wilson, Mr. Cercione, Mr. Lynch

Personnel Committee – Mr. Holzauer, Mr. Chirip, Mrs. Kobilinski, Mr. Wilson and Mr. Conkling as an alternate

- **ATTORNEY’S REPORT** – Mr. Brady discussed the required Annual Zoning Report and the only application from last year was the Fence on Hibler. He will send this report to the governing body.
- **CHAIRMAN’S REPORT** – None
- **CORRESPONDENCE** – None
- **SECRETARY’S REPORT** – Kim requested the members to update the contact information.
- **PROFESSIONALS REPORT** – Mr. Stoner addressed the minor changes to the VESI25 application. He explained they had to modify and change out their battery units due to supply chain issues. The changes were minor so Mr. Stoner approved the equipment modification after speaking with Mr. Holzauer.

Motion was made to memorialize the Annual Report by Mr. Cercione and seconded by Mr. Wilson

Roll Call Vote: Mr. Cercione, Mr. Chirip, Mrs. Kobilinski, Mrs. Magretto, Mr. Miller, Mrs. Mullen, Mr. Wilson and Mr. Holzauer.

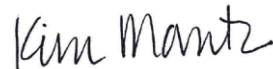
No Discussion. All Ayes. Abstentions: none

Mr. Chirip said there was some discussion, but no movement, with the Township Committee on the marijuana regulations. The Township Committee are still in negotiations with some of the landowners to make the final connections for the County Connector Trail. They believe there is a favorable outcome on a fence issue.

A Motion was made by Mr. Cercione to adjourn the meeting at 7:42pm and seconded by Mr. Chirip.

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

Respectfully Submitted:



Kim Mantz, Land Use Board Secretary

Date approved: July 14, 2022