

GREEN TOWNSHIP LAND USE BOARD MINUTES

REGULAR/REORGANIZATION MEETING, January 11,2024

CALL TO ORDER: The January 11, 2024 Regular/Reorganization meeting of the Land Use Board was called to order by the Land Use Attorney, Mr. Robert Correale (in for Mr. David Brady), at 7:02pm. He then led everyone in the PLEDGE OF ALLIGIANCE.

Recitation of the OPEN PUBLIC MEETING STATEMENT by Mr. Correale.

OATH OF OFFICE: Given to reappointed members of the Board. The following members were read the oath: Mr. Cahill, Mr. Cercone, Mr. DeYoung, Mr. Diaz, Ms. Douglass and Mrs. Phillips

ROLL CALL: Present: Mr. Jim DeYoung, Mr. Sam Diaz, Mr. Scott Holzhauer, Mrs. Jenny Kobilinski, Mr. John Lynch, Mrs. Sharon Mullen and Mr. Rick Wilson

Also present: Mr. Robert Correale in for Mr. David Brady, Board Attorney, Mr. Cory Stoner, Board Engineer and Ms. Kim Mantz, Board Secretary

Members Absent: Mr. Jason Miller

Nominations for Chairman of the Land Use Board:

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

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

Roll Call Vote: Mr. Cercone, Mr. DeYoung, Mr. Diaz, Mrs. Kobilinski, Mr. Lynch, Mrs. Mullen, Mrs. Phillips, Mr. Wilson and Mr. Holzhauer

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

Mr. Holzhauer, Chairman, Presiding.

Nomination for Vice Chairman of the Land Use Board:

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

Mr. DeYoung nominated Mr. Wilson for Vice Chairman of the Board. This nomination was seconded by Mrs. Phillips

Roll Call Vote: Mr. Cercone, Mr. DeYoung, Mr. Diaz, Mrs. Kobilinski, Mr. Lynch, Mrs. Mullen, Mrs. Phillips, Mr. Wilson and Mr. Holzhauer

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

Mr. Holzhauer read his Oath of Office for Chairman.

Mr. Wilson read his Oath of Office for Vice Chairman.

REORGANIZATION RESOLUTIONS:

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

Roll Call Vote: Mr. Cercone, Mr. DeYoung, Mr. Diaz, Mrs. Kobilinski, Mr. Lynch, Mrs. Mullen, Mrs. Phillips, Mr. Wilson and Mr. Holzhauer

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

A Motion was made to appoint Mr. Cory Stoner as the Land Use Board Engineer by Mr. Wilson and seconded by Mr. DeYoung
Roll Call Vote: Mr. Cercone, Mr. DeYoung, Mr. Diaz, Mrs. Kobilinski, Mr. Lynch, Mrs. Mullen, Mrs. Phillips, Mr. Wilson and
Mr. Holzauer
All Ayes. No Discussion. Motion Carried. Abstentions: none

A Motion was made to appoint Ms. Jessica Caldwell as the Land Use Board Planner by Mr. Wilson and seconded by Mr. DeYoung
Roll Call Vote: Mr. Cercone, Mr. DeYoung, Mr. Diaz, Mrs. Kobilinski, Mr. Lynch, Mrs. Mullen, Mrs. Phillips, Mr. Wilson and
Mr. Holzauer
All Ayes. No Discussion. Motion Carried. Abstentions: none

A Motion was made to appoint Kimberlee Mantz as the Land Use Board Secretary by Mr. Wilson and seconded by Mr. DeYoung
Roll Call Vote: Mr. Cercone, Mr. DeYoung, Mr. Diaz, Mrs. Kobilinski, Mr. Lynch, Mrs. Mullen, Mrs. Phillips, Mr. Wilson and
Mr. Holzauer
All Ayes. No Discussion. Motion Carried. Abstentions: none

A Motion was made establishing the regular meeting schedule from January 2024 through February 2025 by Mr. Wilson and
seconded by Mr. DeYoung
Roll Call Vote: Mr. Cercone, Mr. DeYoung, Mr. Diaz, Mrs. Kobilinski, Mr. Lynch, Mrs. Mullen, Mrs. Phillips, Mr. Wilson and
Mr. Holzauer
All Ayes. No Discussion. Motion Carried. Abstentions: none

A Motion was made to designate the NJ Herald as the official newspaper by Mr. Wilson and seconded by Mr. DeYoung
Roll Call Vote: Mr. Cercone, Mr. DeYoung, Mr. Diaz, Mrs. Kobilinski, Mr. Lynch, Mrs. Mullen, Mrs. Phillips, Mr. Wilson and
Mr. Holzauer
All Ayes. No Discussion. Motion Carried. Abstentions: none

A Motion was made to establish an Application Deadline Schedule by Mr. Wilson and seconded by Mr. DeYoung
Roll Call Vote: Mr. Cercone, Mr. DeYoung, Mr. Diaz, Mrs. Kobilinski, Mr. Lynch, Mrs. Mullen, Mrs. Phillips, Mr. Wilson and
Mr. Holzauer
All Ayes. No Discussion. Motion Carried. Abstentions: none

MOTION TO APPROVE MINUTES:

Land Use Board Minutes of November 9, 2023

A Motion was made to accept the minutes with the correction of .339 square feet to 339 square feet on page five by Mr. Wilson
and seconded by Mr. Cercone
No Discussion. All Ayes. Abstentions: None

A motion was made by Mr. Lynch to excuse the absent members and seconded by Mr. Mr. Diaz.
All Ayes. No Discussion. Motion Carried. Abstentions: none

Notice of Adjournment was read by Mr. Holzauer regarding Application LU#2309

RESOLUTIONS:

Farmland Preservation Plan Update

Action: Memorialize approval for updated master plan element

Eligible to vote: Mr. Cercone, Mr. Diaz, Mr. DeYoung, Mrs. Kobilinski, Mr. Lynch, Mrs. Mullen, Mrs. Phillips, Mr. Wilson, Mr. Holzhauser

A motion was made to memorialize the approval of the Farmland Preservation Plan Update by Mr. Phillips and seconded by Mr. De Young.

Roll Call Vote: Eligible to vote: Mr. Cercone, Mr. DeYoung, Mr. Diaz, Mrs. Kobilinski, Mr. Lynch, Mrs. Mullen, Mrs. Phillips, Mr. Wilson and Mr. Holzhauser

OLD BUSINESS: None

NEW BUSINESS: None

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. Holzhauser, Mrs. Mullen, Mr. DeYoung and Mr. Wilson. Alternate: Ms. Douglass

Ordinance/Master Plan Committee – Mr. Holzhauser, Mrs. Kobilinski, Mr. Diaz and Ms. Douglass. Alternate: Mr. Wilson

Personnel Committee – members will be called as needed.

- **ATTORNEY’S REPORT** – None
- **CHAIRMAN’S REPORT** – Mr. Holzhauser spoke briefly about the comprehensive letter Mr. Brady sent Mr. Rittie who represents SAKS Properties.
- **CORRESPONDENCE** – None
- **SECRETARY’S REPORT** – Kim spoke about the master plan timeline but was difficult to determine because Ms. Caldwell-Dykstra is a key part and was not in attendance.
- **PROFESSIONALS REPORT** – Mr. Stoner let everyone know that the gas line is coming through and to avoid the Sutton, Pequest, Phillips and Mackerly area if possible. Pequest Road will be closed tomorrow.

A Motion was made by Mr. Diaz to adjourn the meeting at 7:31pm and seconded by Mrs. Mullen.

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

Respectfully Submitted:



Kimberlee Mantz, Land Use Board Secretary

Date approved: February 8, 2024