

GREEN TOWNSHIP LAND USE BOARD MINUTES

REGULAR/REORGANIZATION MEETING, January 12, 2023

CALL TO ORDER: The January 12, 2023 Regular/Reorganization meeting of the Land Use Board was called to order by the Land Use Attorney, Mr. Mike Brown (sitting in for Mr. Dave Brady), at 7:06pm. He then led everyone in the PLEDGE OF ALLIGIANCE.

Recitation of the OPEN PUBLIC MEETING STATEMENT by Mr. Mike Brown.

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

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

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

Members Absent: Mr. Robert Cahill, Mr. Joe Cercone, Ms. Kate Douglass, Mr. Jason Miller and Mrs. Peg Phillips

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

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

Nominations for Chairman of the Land Use Board:

Mr. Brown opened the floor for nominations for Chairman. Mr. Wilson nominated Mr. Scott Holzhauer for Chairman of the Board.

This nomination was seconded by Mrs. Mullen

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

Roll Call Vote: Mr. DeYoung, Mr. Diaz, Mrs. Kobilinski, Mr. Lynch, Mrs. Magretto, 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. DeYoung nominated Mr. Wilson for Vice Chairman of the Board. This nomination was seconded by Mrs. Mullen

Roll Call Vote: Mr. DeYoung, Mr. Diaz, Mrs. Kobilinski, Mr. Lynch, Mrs. Magretto, 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. Lynch and seconded by Mr. Wilson

Roll Call Vote: Mr. DeYoung, Mr. Diaz, Mrs. Kobilinski, Mr. Lynch, Mrs. Magretto, 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. Lynch and seconded by Mr. Wilson.
Roll Call Vote: Mr. DeYoung, Mr. Diaz, Mrs. Kobilinski, Mr. Lynch, Mrs. Magretto, Mrs. Mullen, Mr. Wilson and Mr. Holzhauser
All Ayes. No Discussion. Motion Carried. Abstentions: none

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

MOTION TO APPROVE MINUTES:

Land Use Board Minutes of November 10, 2022

After a brief discussion on the deletion needed in the minutes on page 2 paragraph 2, Mr. Wilson motioned to approve minutes with the deletion and was seconded by Mrs. Kobilinski.

No Discussion. All Ayes. Abstentions: Mr. Diaz

RESOLUTIONS:

Application: LU#2211

Owner/Applicant: Amberly and Michael Roio

Block 3 Lot 1/3.01 – 12 Hunts Pond Road, Newton, NJ 07860

Action: Memorialize Approval

Mr. Brown briefly summarized the conditions of the resolution.

A motion was made to memorialize the approval by Mr. DeYoung and seconded by Mrs. Magretto.

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

OLD BUSINESS: None

NEW BUSINESS:

Mr. Holzhauser asked about the Master Plan.

There was a brief discussion about the time line for the master plan and it was discussed that a full master plan would be considered next year since the last full plan was done in 2003. Updates were done in 2008 and 2018.

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

A motion was made by Mr. Wilson to close the public portion of the meeting and it was seconded by Mr. Lynch.

Roll Call Vote: Mr. DeYoung, Mr. Diaz, Mrs. Kobilinski, Mr. Lynch, Mrs. Magretto, Mrs. Mullen, Mr. Wilson and Mr. Holzhauser

Announcement of Standing Committees:

Technical Review Committee – Mr. Holzhauser, Mrs. Mullen, Mr. DeYoung and Mr. Wilson. Substitutions as needed

Ordinance/Master Plan Committee – members will be called as needed

Personnel Committee – members will be called as needed

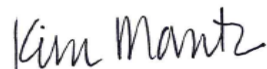
- **ATTORNEY'S REPORT** – The annual Zoning report will be available at the next meeting
- **CHAIRMAN'S REPORT** – None
- **CORRESPONDENCE** – None
- **SECRETARY'S REPORT** – Kim requested the members to update the contact information.
- **PROFESSIONALS REPORT** – None

Mr. Wilson asked about the train station, Mr. DeYoung will speak to the Township committee and report back for the next meeting.

A Motion was made by Mr. Wilson to adjourn the meeting at 7:35pm and seconded by Mrs. Mullen.

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

Respectfully Submitted:



Kim Mantz, Land Use Board Secretary

Date approved: March 9, 2023