

GREEN TOWNSHIP LAND USE BOARD MINUTES

Regular Meeting, June 12, 2025

Green Township Municipal Building

CALL TO ORDER: The June 12, 2025 regular meeting of the Land Use Board was called to order by the Land Use Board Vice Chairman, Mr. Rick Wilson at 7:01pm. He then led everyone in the PLEDGE OF ALLEGIANCE.

Recitation of the OPEN PUBLIC MEETING STATEMENT by Mr. Rick Wilson.

ROLL CALL: Present: Mr. Robert Cahill, Mr. Sam Diaz, Mr. Jim DeYoung, Ms. Kate Douglass, Mrs. Jenny Kobilinski, Mr. John Lynch, Mrs. Margaret Phillips, Mr. Timothy Smith and Mr. Rick Wilson

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

Members Absent: Mr. Joseph Cercone, Mr. Jason Miller, Mrs. Sharon Mullen and Mr. Scott Holzhauer

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

All Ayes. No Discussion. No Abstentions. Motion Carried.

MOTION TO APPROVE MINUTES:

Land Use Board Minutes of May 8, 2025

A motion was made to accept the minutes with a minor correction by Ms. Douglass and seconded by Mrs. Kobilinski.

Eligible to Vote: Mr. Cahill, Ms. Douglass, Mrs. Kobilinski, Mr. Smith, Mr. Wilson

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

RESOLUTIONS: None

NEW BUSINESS:

Housing Element and Fair Share Plan – Ms. Jessica Caldwell

Ms. Caldwell gave an overview of the 2025 Housing Element and Fair Share Plan.

The housing element itself includes all of the required elements from the Fair Housing Act in compliance the Land Use Law. It includes demographic characteristics, employment characteristics, housing characteristics, and a review of housing costs and locations where housing can be built in the community, as well as projections for potential housing development in the community.

Back in the beginning of prior rounds, starting in 1987 to 1999 (the first and second rounds combined are referred to as the prior round) the municipality had an obligation of 20 units, which was met through an RCA, which is a Regional Contribution Agreement where the municipality paid money to rehabilitate units in Hoboken and got credits for those units. There was a total of 13 units rehabilitated. There were 11 credits applied to the prior round, two group homes and a rental bonus credit applied, which totaled 20.

The third round obligation, which was 1999 to 2025 was 102 units. In this case, the municipality applied what's called a durational adjustment which puts the required units on hold because the Township does not have the infrastructure to provide inclusionary development as there is no public water and sewer. This was done in the third round, there were 20

units of potential credits proposed through a variety of mechanisms that do not require inclusionary development. Those were for accessory apartments, market to affordable and supportive housing, which create group homes or help to support the creation of group homes.

One group home was created for Willow Glen Academy, one market to affordable was created for Habitat for Humanity. There were two credits that carried over from the prior round of the RCA with Hoboken.

Ms. Caldwell stated she found a mistake in the table, so she will update it as part of the approval of the plan. The table showed the prior round for the RCA for Hoboken as 2, it changed to 5 later in the plan but it should remain as 2. That essentially reduces the number at the end of what got constructed in the third round to 8, where the table on page 337 shows 11. The number will be reduced to show to 8 units were created.

Out of the 102-unit obligation, there were 94 units that were durationally adjusted. Originally, there were 82 but all of the units weren't created that were potentially proposed through those programs. Going into the fourth round, The Township carries those 94 units. There is what's called a present need, or rehabilitation need which means the units that maybe substandard or lacking in plumbing or other types of facilities can be rehabilitated. The township has a Development Trust Fund for the rehabilitation program for whenever development occurs. The fees are 2.5% for commercial or 1.5% for new residential homes. That fund can be used for things like the accessory apartment program, the market to affordable program, supportive housing as well as this rehabilitation program.

The rehabilitation program is proposed to address those 4 units, which makes the number a 249 unit present need obligation, which is the new construction obligation. The programs from the third round, the accessory apartment program, market to affordable and the group home Supportive Housing Program are proposed to stay along with the proposal for the durational adjustment. A mandatory set aside ordinance is also proposed for a developer that may come in and develop the inclusionary density. It is not required to give someone that density or zone for it but if they were approved they would have to set aside a specific amount of affordable housing.

The current durational adjustment is 343 units. Unfortunately, the package treatment plant at Tranquil Valley triggered the higher number even though it only services a few buildings on that property. Ms. Caldwell spoke about durationally adjusted zones and that if water and sewer were to become available, then the zone would kick in. These zones are not proposed at this time.

Mr. Wilson asked about the RCA and if we can still use those credits. Ms. Caldwell stated those were eliminated. The current ordinance that references the RCA will most likely need to be updated to be compliant.

Mrs. Kobilinski referenced page 36 before she asked about the future service area. The existing and future are the same area. For example, there is currently a package sewage plant there, but it could also be expanded in the future.

Mr. Diaz asked what happens if we never build any of these units. Ms. Caldwell stated this is mostly on paper because we do not have the infrastructure but if we didn't update this plan we would not be able to charge the development fees.

Mr. Wilson opened and closed the public session for questions because there was no public in attendance.

A motion to adopt the Housing Element and Fair Share Plan was made by Mrs. Kobilinski and was seconded by Mr. Lynch
Roll Call Vote: Mr. Cahill, Mr. Diaz, Mr. DeYoung, Ms. Douglass, Mrs. Kobilinski, Mr. Lynch, Mrs. Phillips, Mr. Smith, Mr. Wilson.

All Ayes. No Discussion. No Abstentions. Motion Carried.

A motion was made to memorialize the adoption of the Housing Element and Fair Share Plan by Mr. DeYoung and was seconded by Mr. Diaz.

Roll Call Vote: Mr. Cahill, Mr. Diaz, Mr. DeYoung, Ms. Douglass, Mrs. Kobilinski, Mr. Lynch, Mrs. Phillips, Mr. Smith, Mr. Wilson.

All Ayes. No Discussion. No Abstentions. Motion Carried.

OLD BUSINESS: None

Kim announced there is an application scheduled for July 10th. Mr. Brady gave a brief summary of the application for NJ Conference on July 10th and renting certain areas of the property for other non-profit organizations.

A motion was made by Mrs. Phillips to adjourn the meeting and it was seconded by Ms. Douglass. This meeting was adjourned at 7:28pm.

Ally Ayes. No Discussion. No Abstentions. Motion Carried.

Respectfully Submitted:

Kimberlee Mantz

Kimberlee Mantz, Land Use Board Secretary

Date approved: September 11, 2025