

GREEN TOWNSHIP LAND USE BOARD MINUTES

Regular Meeting, February 13, 2025

CALL TO ORDER: The February 13, 2025 regular meeting of the Land Use Board was called to order by the Land Use Board Chairman, Mr. Scott Holzhauser at 7:02pm. He then led everyone in the PLEDGE OF ALLIGIANCE.

Recitation of the OPEN PUBLIC MEETING STATEMENT by Mr. Scott Holzhauser.

OATH OF OFFICE: Given to reappointed members of the Board. The following member read the oath:
Mr. Samuel Diaz

ROLL CALL: Present: Mr. Joseph Cercone, Mr. Sam Diaz, Ms. Kate Douglass, Mrs. Jenny Kobilinski, Mr. John Lynch (arrived 7:09pm), Mrs. Sharon Mullen, Mrs. Margaret Phillips, Mr. Timothy Smith, Mr. Rick Wilson, Mr. Scott Holzhauser
Also present: Mr. David Brady, Board Attorney, Ms. Jessica Caldwell, Board Planner and Ms. Kim Mantz, Board Secretary
Members Absent: Mr. Robert Cahill, Mr. Jim DeYoung, Mr. Jason Miller

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

MOTION TO APPROVE MINUTES:

Land Use Board Minutes of January 9, 2024

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

Notice of Adjournment was read by Mr. Holzhauser regarding the SAKS Properties Application LU#2309.

RESOLUTIONS:

Application: LU#2423

Owner/Applicant: Alexis & Ashley Obolensky

Block 46 Lot 10 - 13 Crescent Road, Andover, NJ 07821

Action: Memorialize Approval of December 12, 2024

Mr. Brady explained the Applicant had originally come in for a minor subdivision but withdrew that portion of the application. The remaining portion was for a variance which they received.

A motion was made to memorialize the approval of Application LU#2423 by Mr. Cercone and was seconded by Mr. Kobilinski
Roll Call Vote: Eligible to Vote: Mr. Cercone, Mr. Diaz, Ms. Douglass, Mrs. Kobilinski, Mrs. Mullen, Mr. Wilson, Mr. Holzhauser.
No Discussion. All Ayes. Motion Carried. Abstentions: None

OLD BUSINESS:

Review of Master Plan

Ms. Caldwell began with the Master Plan Reexamination Report.

She reviewed all of the proposed ordinance changes listed on page 13, 14 and 15 of the Master Plan Reexamination report, which are attached to and made part of these minutes.

Ms. Caldwell then reviewed many aspects of the Master Plan including:

1. The addition of 3 new goals including a climate change requirement, sustainable economic development in the community and sustainable industrial development.
2. The history and context of the various neighborhoods which show a community aging in place.
3. An updated land use plan element, which focused on 8 specific land use goals including the climate change hazard vulnerability study and open space, recreation and natural resources.
Ms. Caldwell found that in speaking the Township's OEM Coordinator regarding the climate change hazard vulnerability study, the main issue was getting important weather information out to the residents.
4. Hazards that can be found in town including moderate ones like dam failure, geological hazards such as an earthquake, hazardous materials and hurricanes. The high hazards include nor'easter, severe weather and severe winter weather.
5. Long term goals such as the drainage study for Lake Tranquility, standpipes at various sites, disaster debris management plan, emergency generators at critical facilities, drainage system mapping, code coordinated ordinances, certified floodplain management and training for municipal employees and vulnerable population outreach.
6. Proposed land use districts. These changes included the following:
 - a. R-1.5/0.5 in the Lake Tranquillity area to help the residents avoid variances for simple things like sheds or decks.
 - b. Combining commercial districts into one neighborhood commercial district allowing for retail, retail services, business services, professional medical offices, commercial uses, commercial service uses, agriculture, agricultural and horticultural uses as well as residential uses permitted within the NC District because it is already the existing character of most of those areas.
 - c. Mixed-use flex industrial district includes the decommissioned area of the old Trica airport which allows uses including low impact, light industrial development, flex space, offices, commercial recreation, public recreation, amenities and small businesses.
 - d. Commercial recreation overlay district to promote low intensity commercial recreation in the AR-5/1 district. This allows the Great Divide campground to be a permitted use and provide them more options.
 - e. Public electric vehicle charging stations proposed at the Municipal Building, Evergreen Park and possibly within the mixed-use flex industrial space at the old airport property in conjunction with any public type amenities.
 - f. Reviewed consistency of the proposed master plan with the adjacent municipalities, the Highlands Regional Master Plan and the state plan and found that it was generally consistent.

Ms. Caldwell introduced Mr. Nick Murer from her office and explained that he was instrumental in drawing up this plan.

Mr. Holzhauser opened the meeting up to the public.

Ms. Suzanne Sobel asked how the 1-acre lots would affect the community and if that would mean the 2, 3, 4 acre lots could be subdivided. Ms. Caldwell explained there is still a 5-acre density which means if you have 100 acres the lot can only be divided into 20 lots. Each of those 20 lots must be a minimum of 1 acre but can be more. Small lots cannot be subdivided. Ms. Sobel also asked about expanding the commercial zone. Ms. Caldwell explained there were a few areas where the NC District was expanded but that this is just a proposal and that the Governing Body would still have to change it by ordinance.

Mr. Jason Rittie, of the Einhorn Barbarito Law Firm representing the Great Divide Campground and wanted to let the Board know that The campground actually has two lots (17 and 14.01) but there was only one lot mentioned. Ms. Caldwell will update the plan.

Ms. Diana Laukaitis asked about how Ms. Caldwell fit into the Master Plan process.

Mr. Holzhauser responded by explaining the requirements of the Master Plan and explained the subcommittee had been meeting for the last year. The subcommittee makes suggestions and the Planner, Ms. Caldwell, and then advises whether it can be implemented and if it meets any state and county requirements. This Master Plan document is the vision of what the Land Use Board would like for the Township going forward. These are recommendations sent to the Governing Body which they can implement if they choose.

Ms. Kim Hart made the following comments:

1. Since the town residents appear to be aging in place, she suggests there's no immediate need to introduce more commercial zone areas around Route 517. She does not want to see Green built up like Byram or Hackettstown.
2. She believes more commercial development would impact the quality of life in the Town due to increased traffic, lighting and noise. She can hear the cannons at Tranquility Farms as the sound travels across Lake Tranquility (the Lake) and is concerned other commercial noise will too. If there is any development, she suggested noise impact statements should be completed.
3. She suggested the Town prioritize dark sky complaint lighting to ensure residents can continue to enjoy the beautiful night sky.
4. She has safety concerns regarding Route 517 through the Lake area and suggested a possible traffic light to help alleviate any issues additional commercial development may propose.
5. While she understands the climate change hazards are out of the Township's control, she would like to see policies put into place to prevent the removal of trees and wind breaks to help lessen the impact of the wind across the Lake.
6. She is concerned with the riparian buffer surrounding the Lake and the lack of guidelines for the use of fertilizers, power washing and other chemicals which could potentially pollute the water. She requested the Town create and enforce a riparian zone around the Lake. Mr. Stoner explained that the NJ DEP regulates the riparian buffer around any water source but that the Governing Body could regulate it as well.
7. Ms. Hart is concerned about building in the Lake area and does not want to see houses put on small parcels to add to the congestion of the roads, water quality and environment. Mr. Stoner explained the Township is getting ready to reexamine the stormwater management plan and items like water quality will get addressed through that plan. There is also a new statewide tree protection ordinance the town has just adopted.

Ms. Heather Ellersick questioned how far along the Township is regarding affordable housing and if the state numbers were accepted. Ms. Caldwell explained that the Governing Body submitted alternate numbers to the state and if no one objects then the

Township will develop the Housing Element Fair Share Plan that will address the need for affordable housing in Green which is due by June 30th. The initial number was around 290 but was brought down to 91.

Mr. Vinnie Stefani asked what the purpose was of expanding the commercial area in town. Mr. Holzhauer explained that it isn't really an expansion but more being able to create opportunities for small businesses/home business type occupations and potential rateables. Mr. Stefani also asked if the old Trinca airport was being looked at for low-income housing. Ms. Caldwell said it is not. She explained that in the past, the Township used group homes and deed restricted Habitat for Humanity Homes to satisfy the state obligations.

Ms. Alice Kidd spoke about the poor quality of the roads at the Lake and how dangerous they have become, specifically the pot hole on Park Terrace. Mr. Holzhauer explained the Governing Body is responsible for the roads within the Township. Ms. Kidd asked how the roads are chosen to be paved stating that a road like Creek did not need to be paved as much as some of the roads at the Lake. Mr. Stoner explained some of the roads are done based on grant money and explained there is a drainage study on the horizon for the Lake and that needs to be done before any paving can be done.

Ms. Sobel asked about the affordable housing and even if the numbers are reduced, is the Township still responsible for building all of those houses. Ms. Caldwell explained that Township is obligated to create a plan. There are various options within the plan and one is called a durational adjustment. It states the Township does not have the utilities to provide for the units and the obligation is adjusted until the utilities are available.

Mr. Tom Schoemer suggested everyone be able to see the document Ms. Caldwell was reviewing. He asked if the decision was already made to make north side of the old Trica Airport and industrial zone. Ms. Caldwell explained that it has been zoned industrial for many years and that the only changes proposed were to make it more of a flex use space instead of only an agricultural industrial zone. Mr. Schoemer also stated he was unhappy with the lighting and landscaping buffers at the site across from Fieldview on Airport Road.

Ms. Laura Bugay is happy with the way the Land Use Board tried to keep the rural charm of Green Township while making changes to the Master Plan. She is unhappy with the all-night lights across the field on the industrial buildings on Airport Road. She would like to see the outdoor lighting be more regulated and suggested changing the ordinances pertaining to the color of the buildings to reflect more of the outdoor environment with greens and browns to help them blend in to the surroundings. Ms. Bugay is also concerned about the buffers for the surrounding residents and that there should be mature trees instead of small saplings that need years and years to grow. She is happy with the inclusion of the invasive species but would like to see the word "indigenous" added to it and not just have it read "non-indigenous" as the garden centers offer indigenous invasive species. Ms. Caldwell said some of those items could be added to the Master Plan Reexamination such as increasing the landscaping buffer areas for commercial buildings and eliminating all night lighting for dark sky purposes.

Mr. Andrew Seaman is concerned with the number of tenants allowed in some of the areas in the neighborhood commercial zone and with what is permitted and what is prohibited. Ms. Douglass explained the subcommittee designated specific types of businesses like tattoo parlors as not being allowed but wanted to keep it fairly open so that it was based more on the type of business. For example, if an optometrist came into the zone and then was another business that sold glasses next door that would

be something that would be beneficial and multi-tenant but not "strip mall". Ms. Caldwell explained the specificity of what is permitted and/or prohibited hasn't been provided yet, that is done through the ordinance.

Mr. Seaman is also concerned with the set backs in the neighborhood commercial zone and how close these businesses could be to the residents. Ms. Caldwell explained the Master Plan does not get too specific because then it makes it difficult for the Governing Body to draft an ordinance. The Land Use Board makes the recommendations to the Governing Body and they set the ordinances that have the specifics like set backs or what is specifically allowed in the zone.

Mrs. Mullen made a motion to close the public portion of the meeting and it was seconded by Ms. Douglass.

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

Ms. Caldwell briefly went over the additions to the Master Plan Reexamination: to regulate illuminated signage, to address the lighting ordinance and particularly on dark sky issues and lighting on after hours for businesses, and to enhance landscaping and property maintenance requirements to address increased buffers and landscaping standards to buffer the residential uses for nonresidential uses. She will also make the correction regarding Lou Tommaso's preserved property.

Mr. Diaz made a motion to adopt both the Master Plan Reexamination with the 4 minor changes listed above and the Master Plan dated February 13, 2025 as written and it was seconded by Ms. Douglass.

Roll Call Vote: Mr. Cercone, Mr. Diaz, Ms. Douglass, Mrs. Kobilinski, Mr. Lynch, Mrs. Mullen, Mrs. Phillips, Mr. Wilson, Mr. Holzhauser.

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

Mr. Holzhauser opened the meeting to the public regarding anything but the Master Plan.

Ms. Sobel asked about when the meetings would be regarding the ordinances that come out of the Master Plan. Mr. Brady briefly explained the ordinance process and said to follow the agendas of the Township Committee and Land Use Board meetings. Mrs. Phillips explained it is first introduced and then adopted at a later meeting.

Mr. Holzhauser closed the public portion of the meeting.

There was a brief discussion regarding the roads with in the Township

A Motion was made by Mrs. Phillips to adjourn the meeting at 8:52pm and seconded by Ms. Douglass.

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

Respectfully Submitted:


Kimberlee Mantz, Land Use Board Secretary

Date approved: 3.13.25