

GREEN TOWNSHIP LAND USE BOARD MINUTES

Regular/Reorganization Meeting, January 9, 2025

CALL TO ORDER: The January 9, 2025 Regular/Reorganization meeting of the Land Use Board was called to order by the Land Use Attorney, Mr. David Brady at 7:02pm. He then led everyone in the PLEDGE OF ALLIGIANCE.

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

OATH OF OFFICE: Given to newly appointed/reappointed members of the Board. The following members read the oath: Mrs. Margaret Phillips, Mr. Rick Wilson, Mrs. Sharon Mullen, Mrs. Jenny Kobilinski and Mr. Timothy Smith

ROLL CALL: Present: Mr. Robert Cahill, Mr. Joseph Cercone, Mrs. Jenny Kobilinski, Mr. John Lynch, 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. Jim DeYoung, Mr. Sam Diaz, Ms. Kate Douglass, Mr. Jason Miller

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

Nominations for Chairman of the Land Use Board:

Mr. Brady opened the floor for nominations for Chairman. Mr. Cercone nominated Mr. Holzhauser for Chairman of the Board. This nomination was seconded by Mr. Wilson

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

Roll Call Vote: Mr. Cahill, Mr. Cercone, Mrs. Kobilinski, Mr. Lynch, Mrs. Mullen, Mrs. Phillips, Mr. Smith, Mr. Wilson, Mr. Holzhauser
All Ayes. No Discussion. Motion Carried. Abstentions: none

Mr. Holzhauser, Chairman, Presiding.

Nomination for Vice Chairman of the Land Use Board:

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

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

Roll Call Vote: Mr. Cahill, Mr. Cercone, Mrs. Kobilinski, Mr. Lynch, Mrs. Mullen, Mrs. Phillips, Mr. Smith, Mr. Wilson, Mr. Holzhauser
All Ayes. No Discussion. Motion Carried. Abstentions: none

Mr. Holzhauser 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 Mrs. Phillips and seconded by Mr. Wilson

Roll Call Vote: Mr. Cahill, Mr. Cercone, Mrs. Kobilinski, Mr. Lynch, Mrs. Mullen, Mrs. Phillips, Mr. Smith, Mr. Wilson, Mr. Holzhauser
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 Mrs. Phillips
Roll Call Vote: Mr. Cahill, Mr. Cercone, Mrs. Kobilinski, Mr. Lynch, Mrs. Mullen, Mrs. Phillips, Mr. Smith, Mr. Wilson, Mr. Holzhauser
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. Cercone and seconded by Mrs. Phillips
Roll Call Vote: Mr. Cahill, Mr. Cercone, Mrs. Kobilinski, Mr. Lynch, Mrs. Phillips, Mr. Smith, Mr. Wilson, Mr. Holzhauser
All Ayes. No Discussion. Motion Carried. Abstention: Mrs. Mullen

A Motion was made to appoint Mr. Paul Gleitz as the Land Use Conflict Board Planner by Mr. Wilson and seconded by Mrs. Phillips
Roll Call Vote: Mr. Cahill, Mr. Cercone, Mrs. Kobilinski, Mr. Lynch, Mrs. Mullen, Mrs. Phillips, Mr. Smith, Mr. Wilson, Mr. Holzhauser
All Ayes. No Discussion. Motion Carried. Abstentions:

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

A Motion was made establishing the regular meeting schedule from February 2025 through February 2026 by Mr. Cercone and seconded by Mrs. Kobilinski
Roll Call Vote: Mr. Cahill, Mr. Cercone, Mrs. Kobilinski, Mr. Lynch, Mrs. Mullen, Mrs. Phillips, Mr. Smith, Mr. Wilson, Mr. Holzhauser
All Ayes. No Discussion. Motion Carried. Abstentions: none

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

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

MOTION TO APPROVE MINUTES:

Land Use Board Minutes of December 12, 2024

A Motion was made to accept the minutes with minor corrections by Mr. Wilson and seconded by Mr. Cercone
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

The Obolensky Application LU#2423 will be memorialized at the February meeting. Corrections need to be made to the resolution.

Annual Zoning Report

Mr. Brady gave a brief description of the need for this report and summarized the report which is attached to and made part of these minutes.

A Motion was made to approve the Annual Zoning Report as written by Mr. Wilson and seconded by Mr. Cercone

Roll Call Vote: Mr. Cahill, Mr. Cercone, Mrs. Kobilinski, Mr. Lynch, Mrs. Mullen, Mr. Smith, Mr. Wilson, Mr. Holzhauser

All Ayes. No Discussion. Motion Carried. Abstentions: Mrs. Phillips

OLD BUSINESS: Review of Master Plan

Ms. Caldwell began by giving a brief overview and update after the discussion last month and she has received comments and wanted to address them. The Master Plan Committee began working in this last January and that the Master Plan is an overarching policy document that has goals and objectives and sets up the standards and recommendations for what the actual zoning ordinances are. This document doesn't actually change the zoning or any ordinances, only the Governing Body has the power to change the ordinances. Ms. Caldwell went on to say that these are recommendations and good practices and to make sure the zoning ordinances are consistent with what Master Plan. She wants to be clear that we are not changing any ordinances, the Land Use Board is just making recommendations.

Ms. Caldwell clarified the idea behind the Subcommittee's suggested lot size of .5 acres at Lake Tranquility (the Lake). There have been some concerns over the last several years about the need for variances when people want to make changes to their home like additions, decks or sheds and would need a variance due to the current Zoning ordinance. If the minimum lot size was changed to .5 acres, it would help eliminate some residents having to come before the Board for variances for simple improvements on their property. The concern by many was residents coming in to seek subdivisions for half acre lots so using the AR52 zone as a reference the Subcommittee decided to make the density 1.5 acres. This means that you cannot subdivide anything under 1.5 acres. Ms. Caldwell believes this is a great compromise and will benefit a substantial number of residents at the Lake.

Mrs. Mullen stated this zone proposal makes her very happy and thanked everyone. She asked about the six acre lots at the Lake. Mr. Holzhauser explained that the zoning is currently 1.5 acres, so they could subdivide now if the owners chose to. Mrs. Mullen then asked about the Township owned property at the other end of Highland. Mrs. Phillips said that nothing is to be done with that lot due to the water running through it. Mrs. Phillips stated this was to try and reduce the burden to the residents at Lake Tranquility.

The next topic Ms. Caldwell spoke about was the Mixed-Use Flex Industrial Zone which is the old Trinca Airport property. The Subcommittee spoke about different ways to make sure that there's not too much of an impact from potential industrial buildings in this zone. They looked at the size of buildings and at the potential uses. Green Township has buildings as big as 145,000 square feet so the use may be more important than size. Ms. Caldwell gave the example of a large Amazon warehouse where there would be a high intensity use with trucks coming and going all hours and a lot of activity. But on the other hand, Air Side over on Brighton Road has a 100,000 square foot building but not a lot of impact on the surroundings because the use isn't as intense. The recommendation will be that we take out reference to the size of the building but, instead look at the types of industrial uses and

warehouses excluding some like distribution facilities which would be identified through the ordinance process. Mr. Stoner has referred to this in the past as a "beehive" type warehouse referencing lots of activity surrounding the building.

Mrs. Kobilinski suggested adding water use to make sure there aren't any impacts on the surrounding wells.

Mrs. Phillips suggested leaving the zone as it sits today instead of making it into a Multi-Use Industrial Flex Zone which has an overlay for affordable housing. The reason the Township purchased the airport was to stop housing from going in there. She is concerned that by providing this overlay it would force the Township into using that area for part of their affordable housing requirement, which is the exact opposite of what the Town wants. Mrs. Phillips believes the zone should stay as an Agricultural/Industrial area.

Mrs. Phillips explained the Town is trying to get solar at the airport and it is being worked on but the process takes time. The Township Committee is also looking for a cell tower because there are dead zones in that area. She said there was a proposal for a very, very large warehouse, possibly something like a 500,000 square feet in size but the Committee believes this is too big.

Mr. Holzhauer went through the warehouses in town and explained that we currently have 728,000 square feet of warehouses. He also said that it isn't necessarily the size of the building but the impact it has on the town.

Ms. Caldwell went through the COAH obligation and how the Township is trying to reduce the number. Mrs. Phillips stated she believes the main property for affordable housing zone near Kennedy and Wolf's Corner has been placed into Farmland Preservation and anything north of the tracks should be removed but that the area across from the firehouse could be considered for COAH. She is concerned about the families that currently live in that area and if it would change the value of their properties.

Mrs. Phillips also spoke about the placement of the electric car charging stations. She believes the best options are the Municipal Building and EverGreen Park and not Allamuchy State Park or Fire Department as the Township does not own either of those properties. Mrs. Phillips stated Mr. Rose from the Township Committee had suggested possibly using the old airport if there was a developed area to allow access to the County Connector Trail.

There was a brief discussion about whether Ms. Caldwell would be able to make the revision for adoption at the next meeting or if the Board would like to go over any revisions and then adopt in March. Mr. Holzhauer suggested the Board see what the public had to say prior to making any decisions about how to move forward.

Mr. Holzhauer opened the meeting to the public.

Mr. Greg Metzger from Fawn Hollow Drive stated he thought EverGreen Park would be a great place for a charging station. Mr. Holzhauer said there may be an issue with the park hours and the gate closing.

Mrs. Marie Bilik from Highland Avenue and President of the Green Hills Board of Education stated she had heard many different interpretations of the Board discussions from the last meeting. She was concerned that the new Master Plan encouraged quick growth which would impact the school, but she was happy to hear that is not the case after listening the discussion tonight.

Mrs. Irene Buckley from Hillside Terrace questioned the sizes of the town properties at the Lake. The Board did not have the answers to those questions as the Board is not concerned with the properties the Town owns. She said she read a notice in the paper about lots on Forest Road that were for sale. Mrs. Phillips said that it was a long time ago, but she thought it was regarding a resident that approached the Town to purchase a lot near their own. By law, the Town needs to advertise that property, but nothing ever came of it. She questioned the buildable lot size and whether the empty lots on Forest Road could be built on. Mr. Holzhauser explained the buildable lot size is still 1.5 acres at the Lake. She would like to see a deed restriction be placed on Town properties so they cannot be built on. Mr. Holzhauser explained that it is not up to the Land Use Board, it is completely up to the Governing Body as to what they do with their land.

After a brief discussion regarding buildable lots, Mrs. Phillips explained the recommendation is for the lots that already have construction on them, the 1.5 acre applies to lots that have no construction. Mr. Holzhauser explained the reason to make it easier for the existing residents to put up sheds or decks on their property without having to come before the Land Use Board for a variance. Mrs. Buckley said she doesn't understand why the Town would want to do that because then there would be no notice to the neighbors and that could be a problem. She suggested for the Town to consider senior housing instead of affordable housing. She also requested the electric charging stations be placed in a convenient area.

Mrs. Renee Seaman of Kennedy Road asked how the public is able to review the plan. Kim stated the plan will be available once it has been noticed and explained where it would be located.

She then asked about the proposed zone changes near her property and the liquor store. She asked why the houses past the liquor store were included and will now potentially become businesses. She is concerned about the traffic on Route 517 and the type of businesses that could land there. Mr. Holzhauser explained it could be something like a lawyer or someone who works from home but that they would not specify which are allowed and which are not because it would be based on other factors. Mrs. Seaman is also concerned about historical value of the house next to the liquor store and believes the house should be preserved by the Town.

Mrs. Buckley had suggested sending out surveys as they had done in the past. Mr. Holzhauser explained that those surveys were done because the Town had recently acquired the old airport and the population was growing and wanted to know what the people thought would work best in that space. He does not believe anything that is being done now is on that level and doesn't think that it's necessary.

Mrs. Buckley also stated that she is frustrated she cannot see the Master Plan draft that the Board is currently reviewing. Mr. Brady explained it is a working document and the Board would not put out something that still may have changes made to it. This document will be available on the website once the final Master Plan draft has been noticed for adoption. This must be done 10 days prior to the meeting which is February 13th. Mr. Brady also explained it could be adopted on February 13th because there is no public input, or it could be adopted with conditions and/or revisions based on input, or the adoption may be pushed to the following month due to substantial resident input the Board would like to consider. The public will be able to see the draft prior to the adoption.

Ms. Alice Kidd of Park Terrace believes the old airport would be a great space for senior housing as part of the affordable housing requirement.

Mr. Holzhauser closed the public portion of the meeting regarding the Master Plan.

NEW BUSINESS: None

Announcement of Standing Committees:

Technical Review Committee – Mr. Holzhauser, Mrs. Mullen, Mrs. Kobilinski and Mr. Wilson. Alternate: Ms. Douglass and Mr. DeYoung

Ordinance/Master Plan Committee – Mr. Holzhauser, Mrs. Kobilinski, Mr. Diaz and Ms. Douglass. Alternate: Mr. Wilson
Personnel Committee – members will be called as needed.

The priority will be to adopt the Master Plan at the next meeting and respectfully request SAKS Properties to carry to March.

- **ATTORNEY'S REPORT** – None
- **CHAIRMAN'S REPORT** – None
- **CORRESPONDENCE** – None
- **SECRETARY'S REPORT** – Kim clarified the Firehouse will only be used for the SAKS Properties and not any Master Plan Meetings. Kim is in contact with Mr. Porzilli regarding dates.
- **PROFESSIONALS REPORT** – Ms. Caldwell explained the Town will have to provide the update for the Affordable Housing element of the Master Plan and have it adopted by June 30, 2025. She is working with the Town to try and dispute the high number of housing units required. She explained how the state came up with the formula for the number of housing units needed to meet the requirements. She also explained the objection process to try and lower the number.

A Motion was made by Mr. Wilson to adjourn the meeting at 8:52pm and seconded by Mr. Cercone.
All Ayes. No Discussion. Motion Carried. Abstentions: none

Respectfully Submitted:


Kimberlee Mantz, Land Use Board Secretary
Date approved: February 13, 2025