

LAND USE BOARD - TOWNSHIP OF GREEN
Reorganization Meeting Agenda
Thursday, January 9, 2025 at 7:00 p.m.
Municipal Building - 150 Kennedy Road, Andover, NJ 07821

CALL TO ORDER: Land Use Attorney, Mr. David Brady, Esq.

PLEDGE OF ALLEGIANCE

PUBLIC NOTICE: Read by the Land Use Attorney, Mr. David Brady, Esq.

Adequate notice of this public meeting has been made in accordance with the 1975 Open Public Meetings Act inasmuch as a notice has been published in the New Jersey Herald, transmitted to the Star Ledger and posted at the Municipal Building, 150 Kennedy Road, Tranquility, NJ.

ANNUAL ORGANIZATION:

OATH OF OFFICE: Reappointed/Newly Appointed Land Use Members

Mayor/Mayor's Designee	Mrs. Margaret Phillips	Class I – 1-year term - December 31, 2025
Township Employee	Mr. Jason Miller	Class II – 1-year term - December 31, 2025
Committee Member	Mr. James DeYoung	Class III – 1-year term - December 31, 2025
	Mr. Rick Wilson	Class IV – 4-year term - December 31, 2028
	Mrs. Sharon Mullen	Class IV – 4-year term – December 31, 2028
	Mrs. Jenny Kobilinski	Class IV – 4-year term - December 31, 2028
	Mr. Samuel Diaz	Class IV – Alt #1 -2-year term - December 31, 2026
	Mr. Timothy Smith	Class IV – Alt #4 -2-year term - December 31, 2026

ROLL CALL: Mr. Robert Cahill, Mr. Joseph Cercone, Mr. James DeYoung, Mr. Samuel Diaz, Ms. Kate Douglass, Mrs. Jenny Kobilinski, Mr. John Lynch, Mr. Jason Miller, Mrs. Sharon Mullen, Mrs. Margaret Phillips, Mr. Timothy Smith, Mr. Rick Wilson, Mr. Scott Holzhauser

Nominations for Office of Chairman

- Call for Nominations
- Close of Nominations
- Resolution - Appoint Chairman
- Oath of Office

CHAIRMAN PRESIDING

Nominations for Office of Vice Chairman

- Call for Nominations
- Close of Nominations
- Resolution - Appoint Vice Chairman
- Oath of Office

Reorganization RESOLUTIONS:

- Resolution appointing Land Use Board Attorney (David Brady, Esq.)
- Resolution appointing Land Use Board Engineer (Cory Stoner, PE, CME - Harold E. Pellow & Assoc.)
- Resolution appointing Land Use Board Planner (Jessica Caldwell Dykstra, PP, AICP, LEED - GA – J. Caldwell & Assoc.)
- Resolution appointing Conflict Land Use Board Planner (Paul Gleitz, PP, AICP)
- Resolution appointing Land Use Board Secretary (Kimberlee Mantz)
- Resolution establishing regular meeting schedule for February 2025 through February 2026
- Resolution designating newspapers
- Resolution establishing application deadline schedule

Roll Call Vote. Eligible to vote: All members present and alternates as needed.

NO NEW TESTIMONY WILL BE ENTERTAINED AFTER 10:00 PM
Meeting will adjourn no later than 11:00pm

MINUTES:

Regular Meeting Minutes from December 12, 2024

Action: Consideration of approval

Eligible to vote: Mr. Cercone, Mr. Diaz, Ms. Kate Douglass, Mrs. Jenny Kobilinski, Mrs. Sharon Mullen, Mr. Rick Wilson and Mr. Scott Holzhauser

Notice of adjournment:

Application: LU#2309

Owner/Applicant: SAKS Properties, LLC

Block 35 Lot 8 – 57 Decker Pond Road, Andover, NJ 08721

Action: None – this application has been moved to the February 13th meeting at the Green Township Fire House at 7pm

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

Eligible to vote: Mr. Cercone, Mr. Diaz, Ms. Douglass, Mrs. Kobilinski, Mrs. Mullen, Mr. Wilson and Mr. Holzhauser

Annual Zoning Report – Mr. David Brady, Esq.

OLD BUSINESS: Review of Master Plan – Ms. Jessica Caldwell, PP, AICP, LEED - GA

NEW BUSINESS: None

PUBLIC COMMENT

ANNOUNCEMENT OF STANDING COMMITTEES:

Technical Review Committee

Ordinance/Master Plan Review Committee

Personnel Committee

OTHER MATTERS WHICH MAY RIGHTFULLY COME BEFORE THE LAND USE BOARD:

- Chairman's Report
- Board Attorney's Report
- Engineer's Report
- Planner's Report
- Secretary's Report
- Other

ADJOURN

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