

MEMORIALIZING RESOLUTION
GREEN TOWNSHIP PLANNING BOARD

Decided: April 9, 2026
Memorialized: July 9, 2026

IN THE MATTER OF
SAKS PROPERTIES, LLC
APPLICATION FOR SUBDIVISION, PRELIMINARY
AND FINAL MAJOR SITE PLAN APPROVAL, AN
INTERPRETATION, D(1) VARIANCE, D(2) VARIANCE,
BULK VARIANCE AND DESIGN WAIVER RELIEF
BLOCK 35, LOT 8
APPLICATION #2309
REQUEST FOR EXTENSION

WHEREAS, SAKS Properties, LLC (the "Applicant") received approval on September 11, 2025 from the Green Township Planning Board (the "Board") for Subdivision, Preliminary and Final Major Site Plan, an Interpretation, d(1) variance, d(2) Use Variance, Bulk Variance and Design Waiver approvals for property located in the Neighborhood Commercial (NC) Zone, which property is commonly known as 57 Decker Pond Road (CR 517) and designated as Block 35, Lot 8, on the official Tax Map of the Township of Green, Sussex County, New Jersey;

WHEREAS, the MLUL requires that the Minor Subdivision deeds be recorded within 190-days of approval which time frame expired on March 20, 2026;

WHEREAS, the Applicant has requested an extension of the deadline to record the subdivision deeds;

WHEREAS, the Applicant has presented sufficient proof that the failure to record the deeds are the result of the necessity of revising plans, receiving approval by Sussex County and other delays despite the Applicant's diligent efforts.

NOW, THEREFORE, BE IT RESOLVED, that the time frame for SAKS Properties, LLC to record the minor subdivision deeds be and is hereby extended to September 26, 2026 subject to the following conditions:

1. All conditions set forth in the Resolution dated September 11, 2025 remain in full force and effect except as explicitly modified herein.

I HEREBY CERTIFY that this is a true copy of a resolution of the Green Township Planning Board, which Board is a nine (9) member planning board as authorized by N.J.S.A. 40:55D-25(c), duly adopted at a regular public meeting held on July 9, 2026.

Pursuant to N.J.S.A. 40:55D-10g(2), this Resolution memorializes the action taken by this Board at a public meeting of the Board held on April 9, 2026.

The record of voting on the application and memorializing resolution appears on the following page.

Application #2309

Board Action Approving Application						
	Motion	Second	Ayes	Nays	Abstain	Absent
Holzhauser (Chairman)			✓			
Wilson (Vice Chairman)			✓			
Phillips (Mayor's Designee)					✓	
Rose (Deputy Mayor)						✓
Miller						✓
Cercione			✓			
Lynch						✓
Mullen		✓	✓			
Kobilinski	✓		✓			
Diaz (Alt #1)						✓
Douglass (Alt #2)						✓
Cahill (Alt #3)			✓			
Redlich (Alt #4)						

not a member yet

* * * * *

Board Action on Memorializing Resolution						
	Motion	Second	Ayes	Nays	Abstain	Absent
Holzhauser (Chairman)			✓			
Wilson (Vice Chairman)			✓			
Phillips (Mayor's Designee)						✓
Rose (Deputy Mayor)					✓	
Miller						✓
Cercione	✓		✓			
Lynch						✓
Mullen			✓			
Kobilinski		✓	✓			
Diaz (Alt #1)						✓
Douglass (Alt #2)						✓
Cahill (Alt #3)						✓
Redlich (Alt #4)						

oath 7/9/26

Kimberlee A. Mantz

KIMBERLEE MANTZ, Board Secretary
Green Township Planning Board

Dated: July 9, 2026

*Prepared by: David Burton Brady, Esq.
Brady & Correale, L.L.P.*