

LAND USE BOARD - TOWNSHIP OF GREEN
Reorganization Meeting Agenda
Thursday, January 8, 2026 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 Land Use Members

Mayor/Mayor's Designee	Mrs. Margaret Phillips	Class I – 1-year term - December 31, 2026
Township Employee	Mr. Jason Miller	Class II – 1-year term - December 31, 2026
Committee Member	TBD	Class III – 1-year term - December 31, 2026
	Mr. Scott Holzhauer	Class IV – 4-year term - December 31, 2029
	Mr. John Lynch	Class IV – 4-year term – December 31, 2029
	Ms. Kate Douglass	Class IV – Alt #2 - 2-year term - December 31, 2027
	Mr. Robert Cahill	Class IV – Alt #3 - 2-year term - December 31, 2027

ROLL CALL: Mr. Robert Cahill, Mr. Joseph Cerccone, 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 Holzhauer

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 Land Use Board Secretary (Kimberlee Mantz)
- Resolution establishing regular meeting schedule for February 2026 through February 2027
- Resolution designating official 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 November 13, 2025

Action: Consideration of approval

Eligible to vote: Mr. Cahill, Ms. Douglass, Mrs. Mullen, Mr. Wilson and Mr. Holzhauser

OLD BUSINESS: None

NEW BUSINESS:

Annual Report – Mr. Dave Brady

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 – Addition to Land Use Application and Delivery of Packets
- Other

ADJOURN

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