

**LAND USE BOARD - TOWNSHIP OF GREEN**  
**Regular Meeting Agenda**  
**Thursday, February 12, 2026 at 7:00 p.m.**  
Municipal Building - 150 Kennedy Road, Andover, NJ 07821

**CALL TO ORDER:** Mr. Scott Holzhauer, and Use Board Chairman

**PLEDGE OF ALLEGIANCE**

**PUBLIC NOTICE:** Read by the Land Use Board Chair, Mr. Scott Holzhauer

Adequate notice of this meeting as required by the Open Public Meetings Act (N.J.S.A.10:4-6 et seq) has been provided by publication in the NJ Herald on January 14, 2026, by posting in the Municipal Building at the place where public announcements are posted and by the publication on the Official Internet Website of Green Township. I direct that this statement shall be included in the minutes of this meeting.

**OATH OF OFFICE:** Reappointed/Newly Appointed Land Use Members

Township Employee	Mr. Jason Miller	Class II – 1-year term - December 31, 2026
Committee Member	Mr. Michael Rose	Class III – 1-year term - December 31, 2026
Vice Chairman	Mr. Rick Wilson	

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

**MINUTES:**

Reorganization Meeting Minutes of January 8, 2026

Action: Consideration of approval

Eligible to vote: Mr. Cahill, Mr. Cercone, Ms. Douglass, Mrs. Kobilinski, Mr. Lynch, Mrs. Mullen, Mrs. Phillips, Mr. Smith, Mr. Holzhauer

**RESOLUTIONS:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

Application: LU#2601

Owner/Applicant: Danielle Scerbo

Block 77 Lot 15 – 8 Michael Court, Newton, NJ 07860

Action: Completeness and Public Hearing

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

Ordinance 2026-02 – Development Fee Ordinance

Ordinance 2026-03 – Affordable Housing Ordinance

**PUBLIC COMMENT**

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

**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

**ADJOURN**

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Meeting will adjourn no later than 11:00pm*