

LAND USE BOARD - TOWNSHIP OF GREEN
Regular Meeting Agenda
Thursday, September 10, 2026 at 7:00 p.m.
Municipal Building - 150 Kennedy Road, Andover, NJ 07821

CALL TO ORDER: Mr. Rick Wilson, Land Use Board Vice Chairman

PLEDGE OF ALLEGIANCE

PUBLIC NOTICE: Read by the Land Use Board Vice Chair, Mr. Rick Wilson

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.

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. David Redlich, Mr. Michael Rose, Mr. Rick Wilson, Mr. Scott Holzhauer

MINUTES:

Regular Meeting Minutes of August 13, 2026 Action: Consideration of approval

Eligible to vote: Mr. Cerccone, Mr. Diaz, Ms. Douglass, Mrs. Kobilinski, Mr. Lynch, Mr. Redlich, Mr. Rick Wilson, Mr. Scott Holzhauer

RESOLUTIONS:

Application: LU#2612 – Bulk Variance

Owner/Applicant: Claudio Petucco

Block 31 Lot 27 – 12 Sunny Lane, Andover, NJ 08721

Action: Completeness and Public Hearing

Roll Call Vote: Eligible to Vote: Mr. Cerccone, Mr. Diaz, Ms. Douglass, Mrs. Kobilinski, Mr. Lynch, Mr. Redlich, Mr. Rick Wilson, Mr. Scott Holzhauer

OLD BUSINESS: None

NEW BUSINESS:

Correctional Facility Ordinance to be reviewed by the Land Use Board

Notice of adjournment:

Application: LU#2617 – Use Variance

Owner/Applicant: Nature's Vital Edge/NVE

Block 27 Lot 1 – 15 Whitehall Road, Andover, NJ 08721

Action: None – this application has been carried to the October 8th meeting at the Green Township Municipal Building at 7:00pm

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

NEW BUSINESS (continued):

Application: LU#2616 – Major Subdivision

Owner/Applicant: Shushang Fang and Yi Wei

Block 17 Lots 9 and 10 – 73 Pequest Road, Andover, NJ 07821

Action: Completeness and Public Hearing

Eligible to vote: All members present and alternates as needed

PUBLIC COMMENT

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

- Chairman's Report
- Professional's Reports
- Secretary's Report

ADJOURN

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