

GREEN TOWNSHIP LAND USE BOARD MINUTES

Regular Meeting, September 11, 2025

Green Township Municipal Building

CALL TO ORDER: The September 11, 2025 regular meeting of the Land Use Board was called to order by the Land Use Board Chairman, Mr. Scott Holzhauer, at 7:01pm. He then led everyone in the PLEDGE OF ALLEGIANCE.

Recitation of the OPEN PUBLIC MEETING STATEMENT by Mr. Scott Holzhauer.

ROLL CALL: Present: Ms. Kate Douglass, Mrs. Jenny Kobilinski, Mr. John Lynch, Mr. Rick Wilson, Mr. Scott Holzhauer
Also present: Mr. David Brady, Board Engineer, Ms. Jessica Caldwell, Board Planner and Ms. Kim Mantz, Board Secretary
Members Absent: Mr. Robert Cahill, Mr. Joseph Cercone, Mr. Jim DeYoung, Mr. Sam Diaz, Mr. Jason Miller, Mrs. Sharon Mullen, Mrs. Margaret Phillips and Mr. Timothy Smith

A motion was made by Mr. Wilson to excuse the absent members and seconded by Ms. Douglass.

All Ayes. No Discussion. No Abstentions. Motion Carried.

MOTION TO APPROVE MINUTES:

Land Use Board Minutes of June 12, 2025

A motion was made to accept the minutes with corrections by Mr. Wilson and seconded by Ms. Douglass.

Eligible to Vote: Ms. Douglass, Mrs. Kobilinski, Mr. Lynch, and Mr. Wilson

All Ayes. No Discussion. Abstentions: none. Motion Carried.

RESOLUTIONS:

Application: LU#2309

Owner/Applicant: SAKS Properties, LLC

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

Action: Memorialize Approval of May 8, 2025

Roll Call Vote: Ms. Douglass, Mrs. Kobilinski, Mr. Wilson and Mr. Holzhauer

All Ayes. No Discussion. No Abstentions. Motion Carried

NEW BUSINESS:

Application: LU#2507

Owner/Applicant: NJ Conference of the Seventh Day Adventist

Block 34 Lot 18 – 1 Academy Lane

Action: Completeness and Public Hearing

Mr. Daven Persaud, Attorney for the Applicant, began by giving a brief description of the property and history of the organization located there. The NJ Conference uses the property as a retreat center mainly on the weekends although there are a few people that reside there. The Applicant is here for a Minor Site Plan, Interpretation of the Zoning

Ordinance and they are seeking the ability to have religious, non-profit, charitable and educational uses on the property. The Applicant would like to charge a nominal fee for amenities such as the gymnasium and swimming pool to help maintain their facilities.

Mr. Stoner stated he had no objection to the requested waivers because there were no improvements being made to the property. Those waivers included:

Freshwater Wetland Verification

Setbacks on property lines

Impervious coverage

Information on adjoining tax lots

Existing required monumentation

Soil logs

Existing man-made features

Topography

Right of way widths

He believes there is enough information to deem the application complete but that the Board has the right to ask questions.

Ms. Caldwell agreed that the application could be deemed complete.

A motion was made by Ms. Douglass to deem Application LU#2507 complete and was seconded by Mrs. Kobilinski.

Roll call Vote: Ms. Douglass, Mrs. Kobilinski, Mr. Lynch, Mr. Wilson, Mr. Holzhauer

All Ayes. No Discussion. Abstentions: none. Motion Carried.

Ms. Caldwell stated the current use of the property was conditionally permitted in the zone, but the question is are the activities on the property by outside entities incidental to the principal use. She looked into RLUIPA, the Religious Land Use and Institutionalized Persons Act, and recommends the Board take this into account when making their decision. The Act includes the institution's mission, designs for education, charitable activities and service to the community. She has questions about whether the uses are temporary with a start and end date or if they are ongoing and feels it is important to consider the non-profit and non-commercial nature of the types of uses they are proposing. Some of these things should be conditions of approval.

Mr. Brady stated if the Board were to find a use variance is required, they would not be able to discuss or vote on it because it was not applied for or noticed for properly.

Pastor Stephen Lee, President of the NJ Conference of Seventh Day Adventist began by explaining the current use of the property. It is used for retreats, outdoor recreation and education for their schools.

He stated the proposal for the site is to expand the uses to other religious non-profit, charitable and educational organizations as well as the community. A Christian organization holds their day camp on the property over the summer and local high schools use the pool and gymnasium for practice. The Church hosts large community events per year which include first responder day and allow residents to come on site to walk with their dogs or use the property for walks. There are several full time and a few part time employees on site. Pastor Lee met with the Township and gave a tour to the Administrator and Tax

Assessor to help them understand what amenities are available at the facility. Their overall goal for this property is to serve the community.

Ms. Caldwell's report contained 3 questions:

1. Is the proposed temporary use of the religious facility by other nonprofit charitable education or religious organizations directly aligned with the religious institutions, missions and operations? Pastor Lee said yes, they currently allow other non-profit to use the facilities that align with their mission and their goal.
2. Do the proposed activities enhance your ability to serve the community? Pastor Lee said yes.
3. Does a restriction or denial of this proposed use cause some type of substantial burden on your religious exercise? Pastor Lee said no, it would not. The entities utilizing the property were mostly during the week. Weekend use is primarily for their own organizations. Any scheduling conflicts are outlined in their use agreement so that there wouldn't be any burden to the host organization. All other uses are scheduled around their events and no two will be held at the same time.

Mr. Persaud stated that during the meeting with the Tax Assessor she was very clear that to maintain their current tax status they cannot allow any rental of the facilities to any for-profit company or organization. It must remain open to religious, non-profit, charitable and educational organizations only.

Ms. Caldwell had questions regarding parking and bathroom facilities. Mr. Lee stated there is more than ample parking but that most of the organizations bus in their participants. In the gymnasium there are bathroom and shower facilities and no organization will come in permanently, all the uses are temporary. The non-profit day camp is there for roughly 2 months which is the longest time any groups would be there.

Mr. Holzhauer explained "further statement" which is a tool used by the Tax Assessor to keep tabs on who the facilities are being rented to. Mr. Holzhauer also asked about the weddings and if the facilities are available to the public. Pastor Lee explained the facilities are strictly utilized for congregants and not available to the public.

Ms. Douglass asked about the teams having access to the pool for practices and meets and if there was enough parking for the parents. It was confirmed that there are no swim meets allowed, only practices and that there was enough room for parking.

Mr. Lynch asked what the difference was between the application and how they have historically been operating. Pastor Lee explained that after the meeting with the Town Officials, they had suggested putting this plan in writing so there is a record of what is done on this property. Mr. Lynch also asked how the Applicant will be sure the organizations that rent from them will conduct themselves in a way that is acceptable to the Town. Mr. Persaud stated there are lease agreements which explain, very specifically, what can be done and that conditions can be added in to those agreements. He said they can add any conditions the Town sees fit to add. There are new lease agreements made each year with specific dates and times allowed. These rentals will take place during regular business hours and nothing will be done overnight. Any lighting issues have been addressed with Mr. Stoner.

Mr. Stoner explained the Applicant has clean up to do within the construction department and the Land Use Board to close out any outstanding permits and escrow. This will be a condition of approval if the approval is given.

Mr. Wilson asked about the buses and if there is ample room for them to turn around and park. Pastor Lee said there is plenty of room and most busses park along the tree line. This was all addressed during the pool and gymnasium application.

Mr. Wilson also asked if more than one non-profit would be there at the same time. Pastor Lee said that it does happen, but they were using separate parts of the facility.

Mr. Holzhauer opened the meeting to the public for questions and testimony.

Ms. Ashley Dillon was sworn in by Mr. Brady.

She is very concerned about the traffic during their events as she lives across the street. Ms. Dillon said there have been lines of cars along Route 517 and even accidents in front of her house near the entrance to Academy Lane during their large weekend events. A member of their church approached her home unannounced and unwelcomed and the parking during these events is very close to her home directly across the street. Ms. Dillon said that if she had known about these events with all this traffic were taking place she would have never purchased her home.

Pastor Lee addressed her concern and thanked her for letting him know it is a problem. He explained how their security team runs the large events by checking everyone entering the property and is willing to look into modifying the system to minimize the traffic. He said he does not remember an accident in the last 10 years.

After a brief discussion regarding where the overflow parking located is in the field, Mr. Stoner confirmed that it is directly across from her house and a few others. This was done during the last application for the pool and gymnasium. Pastor Lee said they have never parked cars up to the road. Ms. Dillon disagrees.

Ms. Caldwell stated that this parking issue is not connected to this application because it deals with the large events and not any of the potential rentals on the property.

Adventuree, Camp Meeting (2 weekends) and Pathfinder are the 3 largest events for a total of 4 weekends over the summer. Mr. Holzhauer said that the Town should change the permit to ask additional questions regarding parking. Mr. Stoner will request the permit to review it to put additional questions on it to make sure there are no parking issues. He will also review the last approval as well.

Mr. David Nazaire was sworn in by Mr. Brady. Mr. Nazaire grew up in Green Township, is a member of the Church and has been very involved with volunteering for the past 15 years. He spoke very highly of the property and the people saying he had wonderful experiences growing up going there. He stated that every person must have a background check to be allowed to enter the property for the large events which is what could hold up the traffic on Route 517.

Mr. Larry Kaphan was sworn in by Mr. Brady.

Mr. Kaphan reiterated what Ms. Dillon stated about the traffic and speeding on Route 517. He is concerned because of the approval of the retail center, Tranquility Farms and these large events and believes the speed limit is too high. He stated that there were a few wells that ran dry this year and questioned the amount of water they are using for these large events. Mr. Stoner does not believe the water supply would be affected by the events.

Mr. James Saccardo was sworn in by Mr. Brady. He has witnessed cars stacking on Decker Pond Road during the week and not at one of the large weekend events. Mr. Saccardo also stated people will stop in his driveway and on his lawn after leaving the event to look up directions and he is concerned about security as he has never seen the State Police there. He questioned their security procedures and training regarding an active shooter. Pastor Lee stated they will

inform their congregation to not park in anyone's driveway or on any lawns. He explained the background checks that are done for everyone ahead of the event are very thorough and that even a traffic ticket will show up and that they have done active shooter training.

Mr. David Nazaire wanted to clarify that the background checks also include training on working with children and that the events held during the week don't even scratch the surface of the large weekend events in terms of attendees.

Ms. Dillion asked about the weddings held on property. It was explained that it was for congregants only, that it does include the reception and that they never had to limit the size because it has never exceeded 300-400 people. There is no background check done for wedding guests.

Mr. Holzhauer closed the public portion of the meeting.

Mr. Wilson asked if there was a limit on the number of guests for any of the accessory uses. Pastor Lee explained that the number is limited to the building capacity regarding fire code. Most of the uses are smaller in nature.

Conditions of approval include:

- Only charitable, educational, religious and non-profit community organizations are allowed to lease space from the Applicant.
- Weddings and receptions are for congregates only.
- No third-party for-profit users.
- Will comply with all prior approvals with a deadline of April 1st. Kim will compile a list of outstanding items and provide it to Mr. Stoner and Pastor Lee.
- No site plan changes.

A motion was made by Ms. Douglass to determine that the accessory uses as described and as limited by the conditions of approval, are permitted accessory uses and was seconded by Mr. Lynch.

Roll Call Vote: Ms. Douglass, Mrs. Kobilinski, Mr. Lynch, Mr. Wilson, Mr. Holzhauer

All Ayes. No Discussion. No Abstentions. Motion Carried.

Ordinance 2025-09 - Zone R-1.5 Residential District Lot Size, Bulk Standards for Existing Developed Residential Properties and Creating a New Zone R-1.5/0.5

Ms. Caldwell began by explaining this ordinance and that it is consistent with the Master Plan.

It has been introduced and referred to the board for comment to review the consistency with the Master Plan.

It declares a half-acre lot size and standards only for existing residences in the hopes of minimizing variances for applicants and property owners. Through lot and corner lot standards were added. If a road is narrower than 50 feet, the setback is increased. Accessory structures setbacks were also included to ease the burden of the homeowner for and allow placement potentially in the front yard. Mr. Holzhauer reiterates that this was discussed with the Master Plan Committee and the Board.

After a brief discussion regarding the change to the 0.5 zone and if the existing homes on a conforming lot should also receive the same reduced setback. The argument is that even the existing, conforming 1.5 or above acre lots still have topography constraints. It was suggested it reads that if the lot is 1.5 acres or more it would fall under the 1.5 acre standard.

There were also questions on section 64.5 which allows accessory structures in the front yard. After a discussion it was suggested that placement of the accessory structures be based half the distance between the front line of the house and the front yard setback.

Ms. Caldwell will work on the proper wording and Mr. Brady will send a memo with the recommendations.

A motion was made to inform the Township Committee that the Board has recommendations for changes regarding the ordinance by Ms. Douglass and was seconded by Mr. Wilson.

Roll Call Vote: Ms. Douglass, Mrs. Kobilinski, Mr. Lynch, Mr. Wilson, Mr. Holzhauer

All Ayes. Motion Carried. No Discussion. No Abstentions.

Mr. Holzhauer opened and closed the public comment portion of the meeting.

A motion was made by Mr. Lynch to adjourn the meeting and it was seconded by Mrs. Kobilinski. This meeting was adjourned at 9.10pm.

Ally Ayes. No Discussion. No Abstentions. Motion Carried.

Respectfully Submitted:

Kimberlee Mantz

Kimberlee Mantz, Land Use Board Secretary

Date approved: