

GREEN TOWNSHIP LAND USE BOARD MINUTES
Regular Meeting, April 9, 2026

CALL TO ORDER: The April 9, 2026 regular meeting of the Land Use Board was called to order by the Land Use Board Chairman, Mr. Scott Holzhauer, at 7:01 pm. He then led everyone in the Pledge of Allegiance.

Recitation of the Public Notice Statement was read into the record by Mr. Scott Holzhauer.

ROLL CALL: Present: Mr. Robert Cahill, Mr. Joseph Cercone, Mrs. Jenny Kobilinski, Mr. Jason Miller, Mrs. Sharon Mullen, Mrs. Margaret Phillips, Mr. Timothy Smith, Mr. Rick Wilson and Mr. Scott Holzhauer

Also present: Mr. David Brady, Board Attorney and Ms. Kim Mantz, Board Secretary.

Members Absent: Mr. Sam Diaz, Ms. Kate Douglass, Mr. John Lynch, Mr. Michael Rose and Mr. Timothy Smith

Mr. Wilson made a motion to excuse the absent members and was seconded by Mrs. Mullen
No Discussion. All Ayes. Abstentions: None

MOTION TO APPROVE MINUTES:

Land Use Board Regular Meeting Minutes of March 12, 2026

A motion was made to accept the minutes with correction by Mr. Wilson and seconded by Mrs. Kobilinski
No Discussion. All Ayes. Abstentions: None

RESOLUTIONS:

Application: LU#2604 – Minor Subdivision

Owner/Applicant: Andrew H. Billing

Block 7 Lot 13.01 – 90 Wintermute Road, Newton, NJ 07860

Action: Memorialize approval

A motion was made to approve the resolution as written by Mr. Wilson and was seconded by Mrs. Phillips

Roll Call Vote: Mrs. Kobilinski, Mrs. Mullen, Mrs. Phillips, Mr. Wilson and Mr. Holzhauer

No Discussion. All Ayes. Abstentions: None

OLD BUSINESS: None

NEW BUSINESS:

Application: LU#2309

Owner/Applicant: SAKS Properties, LLC

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

Action: Request for Extension

Mr. Holzhauer gave a brief description of the SAKS Properties request for extension. SAKS Properties has requested an additional 190 days to file the minor subdivision deeds.

A motion was made to grant the 190-day extension to SAKS Properties by Mrs. Kobilinski and was seconded by Mrs. Mullen

Roll Call Vote: Mr. Robert Cahill, Mr. Joseph Cercone, Mrs. Kobilinski, Mrs. Mullen, Mr. Wilson and Mr. Holzhauer

No Discussion. All Ayes. Abstentions: None

Mr. Holzhauer opened and closed the public portion of the meeting as no one was present.

Kim read Mr. Timothy Smith's resignation as Alternate #4 Land Use Board Member.

Mr. Brady stated he spoke with Ms. Caldwell regarding the data center ordinance and they will work together on a memo that Ms. Caldwell will send with the concerns of the Board. After a brief discussion Mr. Brady and Ms. Caldwell will provide the first draft of the ordinance to the Township Committee.

A motion was made to adjourn the meeting at 7:12 pm by Mr. Cercone and seconded by Mr. Cahill
All Ayes. No Discussion. Motion Carried. Abstentions: none

Respectfully Submitted:



Kimberlee Mantz,

Land Use Board Secretary

Date approved: 7.9.26