

GREEN TOWNSHIP LAND USE BOARD MINUTES

Regular Meeting, August 13, 2026

CALL TO ORDER: The August 13, 2026 regular meeting of the Land Use Board was called to order by the Land Use Board Chairman, Mr. Scott Holzhauer, at 7:02 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. Joseph Cercone, Mr. Sam Diaz, Ms. Kate Douglass, Mrs. Jenny Kobilinski, Mr. John Lynch, Mr. David Redlich, Mr. Rick Wilson and Mr. Scott Holzhauer

Also present: Mr. Bob Correale (in for Mr. David Brady, Board Attorney, Ms. Alison Kopsco (in for Ms. Jessica Caldwell, Board Planner), Mr. Cory Stoner, Board Engineer and Ms. Kim Mantz, Board Secretary.

Members Absent: Mr. Robert Cahill, Mr. Jason Miller, Mrs. Sharon Mullen, Mrs. Margaret Phillips and Mr. Michael Rose

Mr. Wilson made a motion to excuse the absent members and it was seconded by Mr. Cercone

No Discussion. All Ayes. Abstentions: None

MOTION TO APPROVE MINUTES:

Land Use Board Regular Meeting Minutes of July 9, 2026

A motion was made to accept the minutes by Mr. Wilson and seconded by Mr. Cercone

Roll Call Vote: Eligible to Vote: Mr. Cercone, Mrs. Kobilinski, Mr. Redlich, Mr. Wilson and Mr. Holzhauer

No Discussion. All Ayes. Abstentions: None

RESOLUTIONS:

Application: LU#2315

Owner/Applicant: Airside, Inc.

Block 114 Lot 1 – Andover-Brighton Road (County Route 606), Andover, NJ 08721

Action: Request for Extension

A motion was made by Mr. Wilson to memorialize the approval of the Request for Extension and was seconded by Mrs. Kobilinski

Roll Call Vote: Eligible to Vote: Mr. Cercone, Mrs. Kobilinski, Mr. Wilson and Mr. Holzhauer

No Discussion. All Ayes. Abstentions: None

NEW BUSINESS:

Application: LU#2617

Owner/Applicant: Nature's Vital Edge/NVE

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

Action: Completeness Only

Completeness Review:

After a brief explanation from Mr. Stoner, he suggested this use variance application be deemed complete with the condition that architectural plans for inside of the canning building be submitted to the Board. He believes this would help the Board get a better picture of what is going on inside the building as no changes are being proposed outside the building. This plan will be submitted to Kim prior to the next meeting.

A motion was made to deem Application LU#2617 complete by Mr. Lynch and was seconded by Ms. Douglass.
Roll Call vote: Mr. Cercone, Mr. Diaz, Ms. Douglass, Mrs. Kobilinski, Mr. Lynch, Mr. Redlich, Mr. Wilson and Mr. Holzhauer
No Discussion. All Ayes. Abstentions: None

Application: LU#2612
Owner/Applicant: Claudio Petucco
Block 31 Lot 27 – 12 Sunny Lane, Andover, NJ 08721
Action: Completeness and Public Hearing
Eligible to Vote: All Members present and Alternates as needed

Mr. Petucco began with an explanation as to why this project was started and permits were not obtained. He gave the existing design details which included pillars and a sidewalk area in the Township right-of-way.

Exhibit A-101 was submitted into the record which was a letter from Mr. Joseph Pender who resides at 7 Sunny Lane dated July 29, 2026. This letter from Mr. Petucco's neighbor stated that he had no objection to the requested variance.

Currently there is no lighting planned for the pillars at the end of the property which has been built in the Township's right-of-way.

There was a brief discussion between Board Members about their concern regarding the actual build of the terrace so far and that no one has inspected to see how it was built and if it was to code.

A discussion ensued regarding the pillars in the right-of-way and that there were multiple reasons to not allow them to remain.

The Board's concerns included the following:

1. The differences between the design presented to the Board and the design Mr. Petucco described as changes were made but were not reflected in the plan submitted, most notably the railing which will be replaced by a balustrade type railing instead of a parapet wall.
2. The integrity of the build, including what was used as the base of the terrace.
3. Most importantly, the pillars in the Township's right-of-way

Mr. Petucco was asked to resubmit a design that is consistent with what his plans are to finish the project that shows the updated zoning table and was asked to remove the pillars from the right-of-way. The deadline for the plans to be submitted and the pillars to be removed will be 60 days from the date of the resolution.

Mr. Holzhauer noted there was no one from the public at the meeting so that is why there was no public portion.

A motion was made by Ms. Douglass to grant the front yard variance for the terrace and the walkway but not the pillars in the right-of-way for Application LU#2612 with conditions and was seconded by Mr. Diaz.
Roll Call vote: Mr. Cercone, Mr. Diaz, Ms. Douglass, Mrs. Kobilinski, Mr. Lynch, Mr. Redlich, Mr. Wilson and Mr. Holzhauer.
No Discussion. All Ayes. Abstentions: None

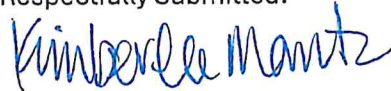
Mr. Holzhauer opened and closed the public portion of the meeting as there was no public present.

There was a brief discussion regarding the next meeting and what will be heard and what will be on for October.

Mr. Redlich started a brief discussion about data centers stemming from a webinar he had taken. The Township Committee has approved an ordinance currently banning data centers, but it is the Board's understanding that this will be revisited to allow small data centers that fall under a certain square footage based on their recommendations.

A motion was made to adjourn the meeting at 8:46pm by Mr. Diaz and seconded by Mr. Cercone
All Ayes. No Discussion. Motion Carried. Abstentions: none

Respectfully Submitted:



Kimberlee Mantz,

Land Use Board Secretary

Date approved: 9.10.20