

# GREEN TOWNSHIP LAND USE BOARD MINUTES

## Regular/Reorganization Meeting, January 8, 2026

**CALL TO ORDER:** The January 8, 2026 Regular/Reorganization meeting of the Land Use Board was called to order by the Land Use Attorney, Mr. David Brady, at 7:01 pm. He then led everyone in the PLEDGE OF ALLIGIANCE.

Recitation of the OPEN PUBLIC MEETING STATEMENT by Mr. Brady.

**OATH OF OFFICE:** Given to newly appointed/reappointed members of the Board. The following members read the oath: Mr. Robert Cahill, Ms. Kate Douglass, Mr. Scott Holzauer, Mr. John Lynch and Mrs. Margaret Phillip,

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

### **Nominations for Chairman of the Land Use Board:**

Mr. Brady opened the floor for nominations for Chairman. Mr. Cercone nominated Mr. Holzauer for Chairman of the Board. This nomination was seconded by Mr. Lynch

Mr. Holzauer accepted the nomination. Mr. Brady closed nominations.

Roll Call Vote: Mr. Cahill, Mr. Cercone, Ms. Douglass, Mrs. Kobilinski, Mr. Lynch, Mrs. Mullen, Mrs. Phillips, Mr. Smith, Mr. Holzauer  
All Ayes. No Discussion. Motion Carried. Abstentions: none  
Mr. Holzauer, Chairman, Presiding.

### **Nomination for Vice Chairman of the Land Use Board:**

Mr. Holzauer opened the floor for nominations for Vice Chairman.

Ms. Douglass nominated Mr. Wilson for Vice Chairman of the Board. This nomination was seconded by Mr. Cercone

Roll Call Vote: Mr. Cahill, Mr. Cercone, Ms. Douglass, Mrs. Kobilinski, Mr. Lynch, Mrs. Mullen, Mrs. Phillips, Mr. Smith, Mr. Holzauer  
All Ayes. No Discussion. Motion Carried. Abstentions: none

Mr. Holzauer read his Oath of Office for Chairman.

### **REORGANIZATION RESOLUTIONS:**

Mr. Brady stated that the Board Members could group the reorganization resolutions together, but if anyone would like to pull one out to do separately, that could be done. The Board could also vote on all at the same time. No one requested any of the resolutions pulled separately.

#### Reorganization Resolutions:

- Resolution appointing Land Use Board Attorney (David Brady, Esq.)
- Resolution appointing Land Use Board Engineer (Cory Stoner, PE, CME - Harold E. Pellow & Assoc.)
- Resolution appointing Land Use Board Planner (Jessica Caldwell Dykstra, PP, AICP, LEED - GA – J. Caldwell & Assoc.)

- Resolution appointing Land Use Board Secretary (Kimberlee Mantz)
- Resolution establishing regular meeting schedule for February 2026 through February 2027
- Resolution designating newspapers
- Resolution establishing application deadline schedule

A Motion was made to move all 7 of the Reorganization Resolutions by Ms. Douglass and seconded by Mr. Cercone. Mr. Cercone asked if there was a resolution for a Conflict Planner that we had in 2025. After a very brief discussion, there will be resolutions for not only the Conflict Planner but also the Conflict Engineer and Attorney at the next meeting.

Roll Call Vote: Mr. Cahill, Mr. Cercone, Ms. Douglass, Mrs. Kobilinski, Mr. Lynch, Mrs. Mullen, Mrs. Phillips, Mr. Smith, Mr. Holzauer  
All Ayes. Motion Carried. Abstentions: none

**Announcement of Standing Committees:**

Technical Review Committee – Mr. Holzauer, Mrs. Mullen, Mrs. Kobilinski and Mr. Wilson. Alternate: Ms. Douglass  
Ordinance/Master Plan Committee – Mr. Holzauer, Mrs. Kobilinski, Mr. Diaz and Ms. Douglass. Alternate: Mr. Wilson  
Personnel Committee – members will be called as needed.

**MOTION TO APPROVE MINUTES:**

Land Use Board Minutes of November 13, 2025

A Motion was made to accept the minutes by Ms. Douglass and seconded by Mr. Lynch.  
No Discussion. All Ayes. Abstentions: None

**OLD BUSINESS:** None

**NEW BUSINESS:**

Annual Zoning Report

Mr. Brady gave a brief description of the need for this report and summarized the report, which included the Obolensky and SAKS applications. Mrs. Mullen pointed out an error with the Obolensky application information and Dave will make corrections.

A Motion was made to approve the Annual Zoning Report as written by Mr. Cercone and seconded by Ms. Douglass

Roll Call Vote: Mr. Cahill, Mr. Cercone, Ms. Douglass, Mrs. Kobilinski, Mr. Lynch, Mrs. Mullen, Mrs. Phillips, Mr. Smith, Mr. Holzauer  
All Ayes. No Discussion. Motion Carried. Abstentions: Mrs. Phillips

Mr. Holzauer opened and closed the public portion of the meeting.

Mr. Holzauer thanked the professionals.

Mr. Brady said he will change the statement of compliance that is read at the beginning of each meeting and send it to Kim to place on the agenda.

- **ATTORNEY’S REPORT** – None
- **CHAIRMAN’S REPORT** – None
- **CORRESPONDENCE** – None
- **SECRETARY’S REPORT** – Kim spoke about the delivery of the packets. She asked if the packets could be delivered digitally and have hard copies at the meeting unless it is a large application like SAKS and then it would be delivered in person. She

explained that if anyone wanted to come in and pick up hard copies, they would be available. Kim also asked the Board if she could place a request for a digital file of each application in the Land Use Board Application. This will be placed on the instructions page and not part of the checklist. There was a brief discussion on whether to post the applications online for the public to view. It was suggested that we do not post the application for security reasons.

• **PROFESSIONALS REPORT** – None

Mrs. Mullen asked what the Class III member was. Kim explained that it needs to be a Township Committee Member and we will know by the next meeting who will be filling Jim DeYoung's seat.

Mrs. Mullen asked about Affordable Housing. Ms. Caldwell explained the Fair Share Housing Center requested an extension and the Township is currently waiting to hear back from them.

Mr. Holzhauer thanked Kim, the Professionals and the Members.

announced the long-standing members:

Mrs. Mullen was appointed to the Zoning Board in January 2006.

Mr. Cercone was appointed to the Planning Board in January 2005.

Mr. Wilson was appointed to the Planning Board in September 2003.

Mr. Holzhauer was appointed to the Planning Board in July 2000.

A Motion was made by Mrs. Phillips to adjourn the meeting at 7:32 pm and seconded by Mr. Cercone.

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

Respectfully Submitted:

***Kimberlee Mantz***

Kimberlee Mantz, Land Use Board Secretary

Date approved: February 12, 2026