

GREEN TOWNSHIP LAND USE BOARD MINUTES
Regular Meeting, September 10th, 2026

CALL TO ORDER: The September 10, 2026 regular meeting of the Land Use Board was called to order by the Land Use Board Vice Chairman, Mr. Rick Wilson, 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. Rick Wilson.

Mr. Rick Wilson, Vice Chair requested a moment of silence in observance of September 11th.

ROLL CALL: Present: Mr. Robert Cahill, Mr. Joseph Cercone, Ms. Kate Douglass, Mrs. Jenny Kobilinski, Mr. John Lynch, Mr. Jason Miller, Mrs. Sharon Mullen, Mrs. Margaret Phillips, Mr. David Redlich, Mr. Michael Rose and Mr. Rick Wilson
Also present: Mr. David Brady, Board Attorney, Mr. Paul Gleitz, Conflict Board Planner, Mr. Cory Stoner, Board Engineer and Ms. Kim Mantz, Board Secretary.

Members Absent: Mr. Sam Diaz and Mr. Scott Holzhauer

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

MOTION TO APPROVE MINUTES:

Land Use Board Regular Meeting Minutes of August 13, 2026

A motion was made to accept the minutes with a correction by Mr. Cercone and seconded by Mr. Lynch
Roll Call Vote: Eligible to Vote: Mr. Cercone, Mrs. Kobilinski, Mr. Lynch, Mr. Redlich, Mr. Wilson
No Discussion. All Ayes. Abstentions: None

RESOLUTIONS:

Application: LU#2612 – Bulk Variance
Owner/Applicant: Claudio Petucco
Block 31 Lot 27 – 12 Sunny Lane, Andover, NJ 08721
Action: Memorialize approval of August 13, 2026

A motion to memorialize the approval of LU#2612 with corrections on August 13, 2026 was made by Mr. Cercone and was seconded by Mr. Lynch
Roll Call Vote: Eligible to Vote: Mr. Cercone, Mrs. Kobilinski, Mr. Lynch, Mr. Redlich, Mr. Wilson.
No Discussion. All Ayes. Abstentions: None

NEW BUSINESS:

Correctional Institutions and Detention Center Ordinance 2026-10

There was a brief discussion regarding Ms. Jessica Caldwell's report that this ordinance is consistent with Green Township's Master Plan.

A motion was made to recommend to the Township Committee that this ordinance is not inconsistent with the Master Plan and that the Land Use Board recommend adoption by Ms. Douglass and was seconded by Mr. Cercone.

Roll Call Vote: Mr. Cercone, Ms. Douglass, Mrs. Kobilinski, Mr. Lynch, Mr. Miller, Mrs. Mullen, Mrs. Phillips, Mr. Rose and Mr. Wilson.

No Discussion. All Ayes. Abstentions: None

NOTICE OF ADJOURNMENT:

Application: LU#2617

Owner/Applicant: Nature's Vital Edge/NVE

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

Action: NONE - This application will now be heard on October 8, 2026 with no further notice given to those on the 200-foot list. There will be additional notice published in the NJ Herald.

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

Mr. Michael Selvaggi, Attorney for the Applicant, began with a brief summary of the project stating it was compliant with all the standards in the AR5/2 zone. Two lots having the same owner will be combined and then subdivided into 12 conforming lots. Adequate space will be provided for well and septic and will be consistent with other subdivisions within the Township.

Mr. Stoner briefly explained there are a few checklist waivers that are requested and had no objections with those being conditions of an approval.

A motion was made to deem Application LU#2616 with temporary waivers complete by Ms. Douglass and was seconded by Mr. Rose.

Roll Call Vote: Mr. Cercione, Ms. Douglass, Mrs. Kobilinski, Mr. Lynch, Mr. Miller, Mrs. Mullen, Mrs. Phillips, Mr. Rose and Mr. Wilson.

No Discussion. All Ayes. Abstentions: None

Mr. Brady swore in Mr. Owen Dykstra, Engineer for the Applicant and his credentials were presented to the Board. He was accepted by the Board as an expert in his field

He started by presenting the major subdivision application. Exhibit A-101, dated September 10, 2026, a colorized layout plan of different sheets submitted to the Board. The combined size of the lots are 61.9 acres. Exhibit A-102, dated September 10, 2026, a turning template for the proposed 18 foot roadway. He then explained the stormwater management plan for the property.

There was a lengthy discussion regarding the width of the road including the RSIS standards after multiple Board Members offered their concerns including Jason Miller, DPW Supervisor and Green Township Fireman. The Applicant, after a brief break with their professionals, came back and agreed to change the width from 18 feet to 24 feet if the town took responsibility for the basins.

Mr. Stoner had some concerns regarding the stormwater including the town having access to the larger basin near Pequest Road so they can enter it safely. The Applicant will need to come in for the final subdivision before the sale of any of the lots. Mr. Stoner said that the Board should see the deed for each lot so that the easements are referenced properly. Each lot will have to go through the zoning and a grading permit process.

Mr. Gleitz confirmed that certain lots will have drainage easements and requested marking each easement with post and rail area to let the homeowner know where they are located. He also confirmed the street trees were going to be planted and that the Applicant will only remove the hedgerows as necessary. He wanted to see some low-profile landscaping around the main basin in the front. Mr. Gleitz or Mr. Stoner will review the landscaping plan.

The majority of the Board Members do not want to see sidewalks or street lighting in this subdivision.

Mr. Wilson opened the meeting to the public.

The public in attendance generally had the same comments which were all based around stormwater run off and what it would do to the surrounding properties. There are already existing issues with runoff from that property and neighbors are concerned adding 11 homes will intensify those issues. One resident is concerned with the headlights shining directly into their home while exiting this property as it already does now; he is concerned about the intensification of this issue once all these homes are built. Another resident wanted to see a buffer placed between his property and the back of some of the lots as he farms his land and doesn't want to create any issues with new neighbors.

A poll was taken of the Board Members to determine if an additional buffer should be installed between the newly proposed lots and the property owner at 99 Pequest Road as there is already a natural buffer in place.

Ayes – 2

Nays – 7

It was decided that no buffer shall be requested of the Applicant in that area.

A motion was made by Mrs. Phillips to authorize Mr. Brady to draft a resolution of approval and it was seconded by Mr. Miller.

Mr. Brady explained that this resolution would not be a memorializing resolution because the approval and resolution will be done on the same date. This way, the Board is not voting on a plan they have never seen. In the meantime, Mr. Dykstra and Mr. Stoner will go over all of the changes so they can be shown on the plans for the next meeting.

Roll Call Vote:

Ayes: Mr. Cercone, Ms. Douglass, Mrs. Kobilinski, Mr. Lynch, Mr. Miller, Mrs. Mullen, Mrs. Phillips and Mr. Wilson.

Nays: Mr. Rose

Abstentions: None

Mr. Brady announced the hearing for this Applicant will continue on October 8, 2026.

Mr. Wilson opened the meeting to the public on matters other than the application that was just heard.

There were no comments, so Mr. Wilson closed the public session.

A motion was made to adjourn the meeting at 10:05pm by Mrs. Mullen and seconded by Mr. Rose

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

Respectfully Submitted:



Kimberlee Mantz,

Land Use Board Secretary

Date approved: 10.8.26