

**LAND USE BOARD - TOWNSHIP OF GREEN**  
**Thursday, September 11, 2025 at 7:00 p.m.**  
**Green Township Municipal Building**  
**150 Kennedy Road**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**PUBLIC NOTICE:** Adequate notice of this public meeting has been made in accordance with the 1975 Open Public Meetings Act inasmuch as a notice has been published in the New Jersey Herald, transmitted to the Star Ledger and posted at the Municipal Building, 150 Kennedy Road, Tranquility, NJ.

**ROLL CALL:** Mr. Robert Cahill, Mr. Joseph Cercone, Mr. James DeYoung, Mr. Samuel Diaz, Ms. Kate Douglass, Mrs. Jenny Kobilinski, Mr. John Lynch, Mr. Jason Miller, Mrs. Sharon Mullen, Mrs. Margaret Phillips, Mr. Timothy Smith, Mr. Rick Wilson, Mr. Scott Holzhauer

**MINUTES:**

June 12, 2025 - eligible to vote: Mr. Cahill, Mr. Diaz, Mr. DeYoung, Ms. Douglass, Mrs. Kobilinski, Mr. Lynch, Mrs. Phillips, Mr. Smith and Mr. Wilson

**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

Eligible to Vote: Mr. Cahill, Mr. Cercone, Ms. Douglass, Mrs. Kobilinski, Mrs. Mullen, Mr. Wilson Mr. Holzhauer

**OLD BUSINESS:** None

**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

Eligible to Vote: All members present and alternates as needed.

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

Eligible to Vote: All members present and alternates as needed.

**PUBLIC COMMENT**

**OTHER MATTERS WHICH MAY RIGHTFULLY COME BEFORE THE LAND USE BOARD:**

- Chairman's Report
- Board Attorney's Report
- Secretary's Report
- Professionals Report

**ADJOURN**

*NO NEW APPLICATIONS WILL BE HEARD AFTER 9:00PM*  
*NO NEW TESTIMONY WILL BE ENTERTAINED AFTER 10:00 PM*