TOWNSHIP OF GREEN BROOK
County of Somerset, State of New Jersey
TOWNSHIP COMMITTEE BUSINESS MEETING AGENDA
February 17, 2026
7:30 pm

Township Committee meetings are in-person at 111 Greenbrook Road, Green Brook, NJ 08812 at 7:30PM

CALL TO ORDER
OPEN PUBLIC MEETINGS ACT: Adequate notice of this meeting was posted on the Township website, on the bulletin board in Town Hall, was sent to the newspapers of record and was furnished to persons requesting same as required by law.

PLEDGE OF ALLEGIANCE

ROLL CALL: Deputy Mayor Benscoter, Committeeman Conway, Committeeman Martins, Committeewoman Mancuso, Mayor Van Arsdale

PUBLIC COMMENT ON AGENDA ITEMS

Swearing In of Police Officer Michael Trezza
2026-02-22 RESOLUTION AUTHORIZING APPOINTMENT OF POLICE OFFICER TREZZA

AFFORDABLE HOUSING
Resolutions

1. **2026-02-23** RESOLUTION ENDORSING THE "AMENDED 2025 HOUSING ELEMENT & FAIR SHARE PLAN"
2. **2026-02-24** RESOLUTION ADOPTING 2026 AFFORDABLE HOUSING TRUST FUND SPENDING PLAN

ORDINANCES FOR INTRODUCTION
Ordinance 2026-221
AN ORDINANCE DELETING AND REPLACING SECTION 9-3 "AFFORDABLE HOUSING REQUIREMENTS" OF CHAPTER 9 "BUILDING AND HOUSING" OF THE CODE OF THE TOWNSHIP OF GREEN BROOK TO UPDATE THE TOWNSHIP'S AFFORDABLE HOUSING ORDINANCE IN ACCORDANCE WITH THE DECEMBER 2025 UNIFORM HOUSING AFFORDABILITY CONTROLS, DECEMBER 2025 N.J.A.C. 5:99 REGULATIONS, AND THE AMENDED FAIR HOUSING ACT INTRODUCE DEVELOPMENT FEE ORDINANCE

Ordinance 2026-922
AN ORDINANCE DELETING AND REPLACING SUBSECTION Q "AFFORDABLE HOUSING DEVELOPMENT FEES" OF SECTION 1101.4 "OTHER FEES" WITHIN ARTICLE II "FEES AND CHARGES; TRANSCRIPTS" OF THE LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF GREEN BROOK TO UPDATE THE TOWNSHIP'S DEVELOPMENT FEE ORDINANCE IN ACCORDANCE WITH THE DECEMBER 2025 N.J.A.C. 5:99 REGULATIONS AND THE AMENDED FAIR HOUSING ACT

ORDINANCES FOR SECOND READING AND FINAL PASSAGE

Ordinance 2026-919

ORDINANCE AMENDING "THE ZONING ORDINANCE OF THE TOWNSHIP OF GREEN BROOK", ARTICLE 6 "ZONE DISTRICT REGULATIONS" BY AMENDING SECTION 620 "AFFORDABLE HOUSING DISTRICT – AHD 5 DISTRICT"

HEARING

Ordinance 2026-920

ORDINANCE AMENDING "THE ZONING ORDINANCE OF THE TOWNSHIP OF GREEN BROOK", ARTICLE 6 "ZONE DISTRICT REGULATIONS" BY AMENDING SECTION 618 "VILLAGE COMMERCIAL DISTRICT"

HEARING

CONSENT RESOLUTIONS

1. **2026-02-25** RESOLUTION AUTHORIZING APPOINTMENT OF ANTHONY TOMEI AS PROBATIONARY DPW LABORER
2. **2026-02-26** RESOLUTION APPROVING AWARD OF CONTRACT FOR THE 107 RAVINE ROAD CULVERT REPAIR PROJECT
3. **2026-02-27** RESOLUTION APPROVING EXECUTIVE SESSION

APPROVAL OF BILL LIST (2026-02-21)

COMMITTEE REPORTS

Committeeman Conway: Environmental Commission, Open Space Committee, Green Brook Flood Control

Committeewoman Mancuso: Municipal Drug Alliance, Youth Services

Committeeman Martins: Land Use Board (Mayor's designee), Recreation Committee, Board of Ed liaison

Deputy Mayor Benscoter: Land Use Board, CHHP, Committee on Elder Affairs

Mayor Van Arsdale: Affordable Housing, Board of Health, OEM, Fire Department liaison

STAFF REPORTS

PUBLIC COMMENT

ADJOURNMENT