

**TOWNSHIP OF GREENWICH
PLANNING/ZONING BOARD
REGULAR MEETING
MARCH 4, 2013**

The regular meeting was called to order by Chairman Rook.

Those present were Chairman Rook, Vice Chairperson Watson, Mr. Reinhart, Mr. Hedges, Mr. Valente, Mr. Sheppard, Mr. Henry, and Ms. Hunter. Also present were: George Rosenberger, Solicitor and Lisa Garrison, Board Secretary. Absent: Mr. Pointkowski and Mr. Van Pelt.

Reports:

Dike Committee - Mr. Henry indicated the Township Committee passed a resolution formally establishing a Dike Committee with Mr. Henry being the Planning/Zoning Board representative on the Committee. Mr. Henry indicated one meeting had been held this year and last year an RFQ for planning services had been drafted and sent to the Township Committee but there was no funding available. The planning services were to review the storm surge study and what the options were. Since that time there was the possibility of a Dodge Foundation grant. It required a Letter of Inquiry be submitted last Monday with an answer to be received by Wednesday. Mr. Henry indicated he had prepared said letter, which had been vetted by the Township Committee, and submitted it. If it goes ahead then the Township will be able to move forward for a grant which would come before the Planning Board with the Dike Committee being involved. Discussion ensued as to what the grant would cover.

Mr. Henry indicated he, Deputy Mayor Port and Mr. Van Pelt were present when Senator Van Drew toured the community. There were approximately sixty (60) people present. A representative from NOAA and FEMA both spoke with Mr. Henry and Mr. Van Pelt. They had toured these individuals around and comments were made that there may be funds available.

Environmental Commission - no report.

Other Communications –

Natural Currents- Tidal Turbines. The Federal Resources Commission sent a notice indicating Natural Currents had surrendered their exploratory permits. They are no longer in play on the Cohansey.

Family Church of Pennsauken – Mr. Henry indicated he had been contacted by their attorney, John Wilson. The attorney had indicated they wanted to come before the Board in April and reviewed the history. Mr. Henry advised him the Church had many building issues and needed professional assistance.

Verizon Cell Tower- Mr. Henry indicated that Verizon will be coming shortly for an application for a cell tower. Mr. Henry indicated there is no ordinance for cell towers. Mr. Henry indicated the zoning ordinance just states a maximum height of seventy-five (75) feet. Mr. Rosenberger indicated a use variance would be required as it would be more than ten (10) percent. Mr. Henry indicated one of the considerations would be the emergency services and everyone that needs cell phone coverage would be one of the reasons for consideration. It must be kept out of any future flood plain. Mr. Rosenberger indicated co-locations should be considered. There may be other providers and once a

foot print is given it would be nice not to have them come back for another tenant. It is not a concern of the Board once the initial location and footprint is granted. It gives the residents more opportunities for different providers.

Zoning Officers Report - Mr. Reinhart indicated Mr. Pointkowski is retiring and Robert Mixner is interested in the position. Mr. Mixner currently works for Bridgeton and Shiloh and is fully certified. Mr. Reinhart will be contacting him. Mr. Rosenberger indicated that certification is not a requirement. Classes are recommended and anyone can be appointed.

Old Applications

Alan & Kathleen Fenimore – Major Subdivision

Mr. Henry indicated the application had been accepted in February. It had been noticed for February and it has been re-noticed for today. Evidence of re-noticing has been received. The application has been received with the drawing. It is considered a major application.

Mr. Rosenberger indicated he has reviewed all of the submission documentation; the proof of publication and notice to the surrounding property owners; the State and County; and is satisfied the Board has jurisdiction.

On motion of Mr. Henry, seconded by Ms. Watson to deem the application complete, unanimously carried. At this time Mr. Rosenberger swore in Ms. Kathleen Fenimore to testify on said application. Ms. Fenimore indicated she wanted to subdivide the rental from her house because the Township was requesting it to satisfy the zoning ordinance.

Mr. Valente questioned if it was a single family dwelling. Ms. Fenimore concurred. Mr. Henry indicated there is a bulk variance and because of prior subdivisions it is a major subdivision and the major site plan and subdivision checklist needs to be waived. Mr. Rosenberger indicated one property is .76 acres with the current ordinance requiring 1 acre. Mr. Rosenberger further indicated the setbacks are in compliance and not exactly a pre-existing condition. It was determined there are other properties with less than an acre occupied with a single family structure within a quarter of a mile. Therefore the parcel being created would not be inconsistent with the nature of the neighborhood surrounding it. Ms. Watson indicated it was the desire to protect the historic house. Mr. Rosenberger questioned if a formal application for a major subdivision would be required. The Board concurred there was no need.

Chairman Rork questioned if there was anyone from the public that desired to be heard on said application. There being no comment forthcoming on motion of Mr. Rork, seconded by Mr. Sheppard to close the testimonial portion and public hearing, unanimously carried.

On motion of Ms. Watson, seconded by Mr. Valente to approve said application, unanimously carried, upon roll call vote. Mr. Rosenberger will prepare a resolution setting forth the reasons which have been articulated at this meeting.

Mr. Henry indicated as the master plan is being reviewed elder apartments or houses that have been combined should be considered. Mr. Rosenberger indicated the current board assumes all of the responsibilities of zoning and planning.

New Applications

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Bullock Woodman Architectural Review in the Historic District - Holly Manders, with Manders Merighi Portadin Farrell Architects, LLC, was present on behalf of Richard Bullock and Carol Woolman owners of lots 11 & 12 on Block 11. The properties were recently combined. Ms. Manders reviewed the current configuration of the house and proceeded to review the proposed addition. The Board reviewed the plans and it was requested that the windows facing the street have a divider thru to the interior pane and a sample of the fiber cement be presented. Ms. Manders questioned the Board who was to be contacted for obtaining the 200' list and was advised it would be the Tax Assessor. It was also questioned what the application fee would be. The Board indicated she will be contacted with the fee amount and the application will not be held up.

Other Business

Historical Society has requested to come to the April 1, 2013 meeting for an informational review involving parking area revisions.

Girl Scout property - Mr. Sheppard questioned if there has been any movement on the Girl Scout property. Ms. Watson indicated there is nothing happening and it is moving forward but thinks maybe the concerns over the dam and with the event of Hurricane Sandy everyone had something else to do. Mr. Reinhart indicated the State sent a letter requesting to test the water.

Foreclosed Property - Mr. Valente indicated at the last meeting Mr. Reinhart had indicated the Township now owned properties due to tax delinquencies and questioned if these were properties that were not owned last year. Mr. Reinhart indicated the properties were all over the place. The properties did not have frontage and were all small. Mr. Henry indicated there is nothing large enough for a cell tower.

Dike Committee - It was questioned if permits were sought for all three (3) dikes. Mr. Henry indicated it was a separate initiative by Deputy Mayor Port. It was also questioned if the responsibility of the other two (2) dikes would be placed in the Township's hands that are currently being handled by the County. Mr. Reinhart indicated the Township Committee had voted to apply for the funds with a vote of 2-1.

Adjournment –

On motion of Mr. Valente, seconded by Mr. Sheppard to adjourn, unanimously carried.

Respectfully submitted,

Lisa Garrison
Board Secretary