

**TOWNSHIP OF GREENWICH
PLANNING/ZONING BOARD
REGULAR MEETING
APRIL 7, 2014**

The regular meeting was called to order by Chairman Rook.

Those present were Chairman Rook, Vice Chairperson Watson, Mr. Henry, Mr. Sheppard, Mr. Valente, Ms. Hunter, Mr. Ivanick and Ms. McOscar. Also present was Lisa Garrison, Board Secretary. Absent: Mr. Van Pelt and Ms. Facemyer. Mr. Hedges arrived at 7:30 p.m. and Mayor Reinhart arrived at 7:41 p.m.

Pledge of Allegiance was led by Chairman Rook.

Approval of Minutes: February 3, 2014. On motion of Mr. Ivanick, seconded by Mr. Sheppard to approve said minutes, carried with three (3) abstentions by Mr. Henry, Mr. Valente and Ms. McOscar

Reports: None

Old Applications: None

New Applications:

Informal Review – 973 Ye Greate Street – Block 19, Lot 26 – Mr. Tyson proposed his plans for the house which included a two-story bay window, shutters and a new chimney and a future addition. Mr. Tyson presented a window display that provided a sample of the window materials. The windows would consist of a four (4”) inch flat casing, a half screen and a two over two. Mr. Tyson indicated the porch would be rebuilt with the original details. Ms. Watson questioned if the shutters hung on brackets would be operable which Mr. Tyson responded in the affirmative. Mr. Tyson questioned if a variance would be required and if said variance had an expiration. Mr. Rook responded an application would need to be filed in regards to the historic district. The purpose of this meeting was for suggestions and guidance in his endeavor. Mr Tyson indicated an addition is being proposed in several years and was advised it was not necessary at this time to review. Ms. Watson indicated in the plans she would like to see the brackets and also that brackets should be used on the bay window. She indicated she has no problem with the bay window. Mr. Valente questioned if the siding would be changed. Mr. Tyson indicated in the negative. Ms. Watson indicated the primary importance of the historic district is not appearance but cautioned that once the windows are changed it can never be undone. She would rather see the ones that are currently on the house as when replacing there is no savings energy wise or economic wise. Mr. Tyson indicated the application will be to restore the existing windows and install a new bay window. It was requested if the shutters are to be done within a year to also include them in the application and to also provide cut sheets from the manufacturer regarding the hardware and a drawing of the shutters.

It was determined that an application will be required for the horses which will be forwarded to the Board attorney for review as the initial reading of the ordinance calls for five (5) acres, which is required in the rural agricultural district. The property currently has 3.08 acres. In the schedule of district regulations and the historic conservation district it does not say farming or farm animals. Because the property is governed by the historic district regulations it will require a site plan. Due to the 3.08 acres it may need a use or a bulk variance which will be sent to the attorney accompanied with plot plan. If additional acreage is obtained through a lease agreement said agreement must be provided. A signed and sealed survey will also be required. If variance is required a 200’ notification will be required.

Correspondence –

Carluzzo e-mail. Mr. Henry indicated it needs to be sent to Mr. Rosenberger in order to respond. It will be discussed at the May meeting.

Other Business –

April 28, 2014 a meeting will be held at Downe Township at 6:00 p.m. It is an informational meeting regarding state of the art waste water management solutions in villages and hamlets. Ms. Watson will provide information on the new septic systems.

Bayside Tract - An annual meeting between the representatives of the Township and PSE&G was held to review the management of the Bayside tract at which Mr. Henry had attended as an observer. This was the first renewal of the meeting process. Said meeting was arranged by Mr. Showers on behalf of the Environmental Commission. A request from several hunters for additional parking areas precipitated the meeting. It was determined there needs to be an appointment of a standing committee to meet with PSE&G. It was stated that Committeeman Orr had indicated he would be interested in being the Township Committee representative on the standing committee. Mr. Henry indicated in regards to the issue of parking PSE&G seemed reluctant to deal with the expense of a site plan and the improvements and had requested the Township place gravel. Mr. Henry indicated should not fall on the township as PSE&G is responsible to maintain the area. Mr. Sheppard expressed his interest in being a member.

Public Comment - Mr. Carluzzo questioned if the committee is for or against his letter. Mr. Henry responded the Board attorney had advised it cannot be discussed until he reviews it.

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

Respectfully submitted,

Lisa Garrison
Board Secretary