

**TOWNSHIP OF GREENWICH
PLANNING/ZONING BOARD
REGULAR MEETING
MAY 6, 2013**

The regular meeting was called to order by Chairman Rook.

Those present were Chairman Rook, Vice Chairperson Watson, Mr. Reinhart, Mr. Hedges, Mr. Sheppard, Mr. Henry, Mr. Van Pelt and Mr. Valente. Also present was: David Young, Zoning Officer. Absent: Ms. Hunter and Lisa Garrison, Secretary.

Approval of Minutes: April 4, 2013 - On motion of Ms. Watson, seconded by Mr. Rook to approve the minutes with the following corrections:

1. Bullock-Woolman application – correct spelling of “hardy board” to “hardi board”
2. Cumberland County Historical Review – to include that Ms. Watson requested that lighting be on a motion detector rather than a light sensor and that an archaeologist observe excavations, particularly in the builders trench.
3. Duffield Chimney repair – to indicate the chimney be repaired to its original form inside the wall and Ms. Duffield agreed.

Said motion was unanimously approved.

New Business:

Zoning Officer - Mr. Young was introduced as the new zoning officer and his contact information was provided. Mr. Young provided his work number as 856-455-1230; home number as 453-5663; and cell number as 856-297-8433.

Perry Durham Farm (located at Tindall Island Road) – Discussion was held regarding the poor condition of the house. Mr. Biggs the current owner is trying to sell the property with the new buyer, reportedly, demolishing the current house and a new home will be built. Bayside tract properties are to be reviewed by the Planning Board in lieu of a Historic District Commission, the same as building in the Historic District. Any work will require Planning Board review and must conform with the Secretary of the Interior’s *Standards for the Treatment of Historic Properties*. Any demolition must be substantiated and it must also be proved with somebody who is independent that it cannot be rehabilitated. There are deed restrictions on the Bayside Tract properties regarding Planning Board review. It was the recommendation of the Board that a site visit be made by members of the Board. After the Planning Board’s review a request may be made for a survey be completed by a structural engineer experienced in historic structures.

Neglected properties - Mr. Young, Zoning Officer, suggested adopting a Property Maintenance Code, which would be introduced as an ordinance. In Mr. Young’s experience un-mown grass is one of the biggest problems. An ordinance would require the property owner to maintain the property and if the owner does not comply the Township would then be able to hire an individual to correct the problem with cost being placed against the property via a tax lien on the property. The International Property Maintenance Code, part of the International Building Code, has been adopted by some townships. It was determined it would need to be reviewed, as parts might supercede existing ordinances, and parts might not be appropriate for Greenwich Township.

For new construction or rehabilitation of existing properties, the Township falls under the New Jersey Building Code; the state has adopted the International Building Code with some exceptions. Existing buildings fall under the New Jersey Rehabilitation Subcode. The State would supercede a local building code, but the State does not have a maintenance code.

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April 1, 2013

After review and discussion, on motion of Mr. Henry, seconded by Mr. Valente to urge the Township Committee to adopt a maintenance code with any necessary adjustments the Township Committee and the Township Solicitor feel are appropriate, in order to preserve the value of the Township's build assets and reduce the impact on ratables and revenue to the Township due to poor property maintenance, unanimously carried.

Cell Tower - Mr. Henry spoke pertaining to a cell tower and upgrades that BPU has mandated, The BPU has mandated updated line service, but not fiber optics per se, by the end of the year.

A cell tower application is anticipated and will be at the June meeting for an informal review, but the application is not from Verizon. They will be advised to check the flood map. Location and equipment that will be operational during an emergency (hurricane, flood, etc.) will be required, as part of a variance will be the need for emergency services. Also, coverage of the Bayside Tract, where hunting and boating emergency take place, will be just as important as residential service. These items will be requested by the Planning Board when application is made.

New Base Flood Elevations- FEMA had a webinar regarding the new base flood elevations that was attended by Mr. Henry and Deputy Mayor Port. The Township's elevations have not been updated in decades. FEMA is working their way up the Delaware Bay and by midsummer Greenwich Township will have new tentative maps with new flood elevations that will be higher than before. FEMA will look to each of the townships to make adjustments in flood area regulations such as buildings could be mandated to be built at higher elevations, development in the flood plain could be limited, etc.. Greenwich Township is in the County Multi-Jurisdictional Hazard Mitigation Plan, but with only two (2) action items – a generator for the school and education for the public about storm surge. The County Plan talks about the Maurice River but not the Cohansey, and does not correctly identify levees. It was put together by the County EOC. FEMA is using it, and our problems are not recognized. Upon receipt of the base flood elevation, Joe McPherson, Township OEM Coordinator, has to request the County update the plan. FEMA has also sent out a questionnaire that must be returned by May 20th. Most of the requested information has already been provided by the storm surge pilot study. Two (2) items need to be revisited and one (1) is essential critical facilities. Greenwich will submit an exhaustive list and let FEMA ask to have facilities taken out. The facilities will include businesses essential in an emergency, such as LaTourette's equipment service. It should also include acknowledgement of the National Historic District. The levee situation must also be corrected with the correct names. Under flood mitigation activities the Storm Water Management Plan will be included.

Public Comment - None

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

Respectfully submitted,

Lisa Garrison, Secretary
(from notes submitted by Ms. Watson)