

**TOWNSHIP OF GREENWICH
PLANNING/ZONING BOARD
REGULAR MEETING
SEPTEMBER 8, 2014**

The regular meeting was called to order by Chairman Rook.

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

Flag Salute was led by Chairman Rook.

Approval of Minutes: July 7, 2014. On motion of Mayor Reinhart, seconded by Ms. Hunter to approve said minutes, unanimously carried.

New Applications:

Application No. 2-2014 – Block 19 Lot 44, Bacons Neck Road - Mr. Steege was sworn in by Mr. Rosenberger. At this time Ms. Watson and Ms. McOscar were recused. Mr. Steege is requesting to add a porch to the west side which requires a variance. He indicated he wants to restore the porch. The shed will be used primarily for woodworking which will require the addition of the porch for additional space. The roof will be jacked and replace what is below due to damage. Woodworking is a hobby not a business to build and sell. Mr. Steege indicated this is currently a weekend house. It is in the Historic Preservation District. The Board reviewed the necessary variances and if approved it will allow an existing nonconformity to continue. On motion of Chairman Rook, seconded by Mayor Reinhart to open to the public. Ms. Watson, as an adjacent property owner, visited the property and is in agreement with the application. She indicated what is being done is an improvement. Ms. McOscar indicated as a neighbor she has no problem. On motion of Chairman Rook, seconded by Mayor Reinhart to close the public hearing, unanimously carried. On motion of Mr. Henry, seconded by Mayor Reinhart to approve the application with the necessary variances, unanimously carried.

Application No. 3-2014 – Block 9, Lot 39, 960 Ye Greate Street - Ms. Watson and Mr. Henry were recused. Mr. Ritter, Esq. was present representing the Cumberland County Historical Society. He was present with Warren Adams and was seeking input for 16 fixed one piece storm windows. Custom painted to match the existing window frames, which is a deep red. The purpose is for conservation of energy and protection. The windows provide UV protection and are tempered. The windows will not have screens with the exception of the three dorms. On motion of Chairman Rook, seconded by Mayor Reinhart to open the meeting to the public, unanimously carried. Mr. Carluzzo indicated he thought it was a good idea. Ms. Watson indicated it was often recommended to have wood windows but the metal will last longer. On motion of Chairman Rook, seconded by Mayor Reinhart, to close the meeting, unanimously carried. On motion of Mr. Valente, seconded by Mr. Hedges to approve said, unanimously carried.

Chairman Rook questioned the status of any funding for the barn and was advised it is being worked on.

Unfinished Business:

Recommendations to the Township Committee - Ms. Watson indicated that Mayor Reinhart had requested a copy of the changes in the ordinance. Mayor Reinhart expressed his concerns if all of the members of the planning board had reviewed it and were able to express their opinions. It was indicated that it had been discussed at previous meetings. Mayor Reinhart indicated it was rather detailed in thinking about fencing and he indicated he had problems with telling people what to do in their own backyards. Mr. Henry read the particular portion that Mayor Reinhart indicated. Ms. Watson indicated these were issues that would require a building permit. Mr. Henry indicated unless you require fences being approved there would be no control as individuals could install stockade or chain link fences. Strictly on the issue of fences unless you require in the village that people have fences reviewed you could have people installing any type of fence and changing the look. It does come to the Board. In regards to the pre-review, the application would be reviewed by the Class A & B members. Mr.

Lamanteer questioned if the zoning ordinance covers fences and was advised that this will place it in the Historic District. Chairman Rork indicated there was a problem with the interior work but the building permit will raise a red flag to the officer that it must be reviewed by the Board. Ms. Watson indicated that was removed. Mr. Valente questioned if the material for the fencing should be discussed. Ms. Watson indicated it would be getting into design and it is currently being reviewed on a case by case basis. Mr. Henry indicated he would not want to lock a material in. Mayor Reinhart was questioned if he could support the recommendations and he indicated he will review it again.

New Business:

Garrison Resignation - Ms. Garrison thanked the Board. The vacancy will be posted on the Township Committee website and resumes will be given to the Board for review.

Correspondence – Ms. Garrison indicated correspondence had been received from the Cumberland County Historical Society issuing an invitation to the dedication of the Pathway to History memorial brick walkway to be held on the grounds of the Gibbon House on Sunday, September 28, 2014 at 1:00 p.m.

NJ Agricultural Mediation Program Handbook – Chairman Rork indicated the handbook provides a guide for farmers and municipalities to resolve disputes between landowners. Case history is included and he indicated in particular around Mullica Hill mediation is used.

Public Comment - Mr. Carluzzo clarified that his previous comments were in regards to the windows on the Gibbon House not the barn.

Mayor Reinhart indicated he had sent a letter to Van Drew's office, as President of the Fire Company, requesting what is going on in regard to the cell tower. Chairman Rork indicated he believes Mr. Klug, Superintendent of Schools, has made an attempt to contact Verizon with no response.

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

Respectfully submitted,

Lisa Garrison
Board Secretary