

**TOWNSHIP OF GREENWICH  
PLANNING/ZONING BOARD  
REGULAR MEETING  
DECEMBER 1, 2014**

The regular meeting was called to order by Chairman Rook.

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

Flag Salute was led by Chairman Rook.

New Applications:

Application No. 6-2014 – Block 19 Lot 34, Ye Greate Street - Due to a conflict of interest Mr. Henry and Ms. Watson recused themselves at this time. Mr. Ritter, Esq. presented the application on behalf of the Cumberland County Historical Society in regards to the installation of 18 storm windows at the John DuBois Maritime Museum. The trustees, through the recommendations of the property maintenance volunteers, identified a series of storm windows that needed to be installed. After review and discussion on motion of Mr. Ivanick, seconded by Mr. Sheppard, to approve the installation of the 18 storms windows, unanimously carried.

New Business:

Sheppards Mill Pond - Ms. Watson indicated the Township had met with the State and an agreement had been reached how it might work. The State needs to be able to use the road and have it open during hunting season. A gate would be placed beyond the beach and a gate at the road. The gate beyond the beach would be locked all year long except during hunting season. The gate at the road, both parties would have keys. They offered to make the road an easement and the property in question would be an estimated four (4) acres. Ms. Watson felt this would be a reasonable solution. It would be a landlocked site with an easement. The problem would be it would create a landlocked lot. Mr. Pisarski indicated it would not be a problem if the DEP was in agreement. Mayor Reinhart indicated the State would still put a parking lot and their path to the lake for people to take boats. Ms. Watson indicated there would be no parking during hunting season on the Township property. Negotiations are still currently ongoing. Mr. Henry indicated if a legal landlocked lot can be created he does not have a problem with that as it is within a publicly owned property. Mr. Sheppard questioned if the intent during hunting season

was for both gates to be opened 24/7. Mr. Henry indicated a snow fence should be placed on the Township's property to limit access to the beach during that time.

The Board was unanimously in favor of owning the roadway in and granting an easement to the State or to accept a landlocked site with an easement in perpetuity from the State to the Township. Chairman Rork thanked both Ms. Watson and Mr. Ivanick for their attendance at the meeting with the State and Township. It was requested Mayor Reinhart take back to the Township Committee the Board's recommendation.

Greenwich Historic District Nomination of 1971 - Mr. Port indicated the Historic District is 45 years old and in 2009 he took it upon himself to write a preliminary application to accept Buena Vista as a historic site. After submission to the State and was directed to the Board. It had been discussed and it was a general agreement that it would be appropriate to reexamine the existing historic district and consider extending the boundaries. The Township's nomination may be out of date and the reason it is coming up again was he had been contacted by a FEMA representative for Sandy Recovery. He indicated this individual had been working with the Delaware Bayshore Restoration group and the restoration of historic structures had been discussed and if the Township's dikes and levees were in the historic district they may be eligible for restoration funds from the State. If they were not in the district he had recommended they should be included. Mr. Port indicated he thought the individual had been thinking about historic Meadowbanks not so much the existing dikes such as Mill Creek and Market Lane. On the other hand the River Bank in Buena Vista still contains old pilings from the old oyster sheds. Mr. Port indicated he is unsure how historic it is as it is not in the historic district. He remembers the last time the Board had considered this was in 2009 or 2010 and the Board at that time had deferred a decision as there was an ongoing inventory of framed structures in the district should be completed and this would tie into a new nomination. He is requesting it be placed back up for new discussion. Ms. Watson questioned who would do it with Mr. Port responding he was unsure as it is an expensive and involved process. Ms. Watson indicated in her experience it could be up to \$30,000. Mr. Pisarski indicated there are grants available from the NJ Historical Commission to update he was unsure if they would cover up to \$20,000. The Cultural Heritage Commission would be glad to assist to seek a grant to hire a consultant to do an update to the nomination. Mr. Ivanick questioned how long the process would take as Sandy funding may expire. Ms. Watson indicated the problem with having the Meadowbanks within the district is funds would be used to restore which would not protect the town. Mr. Sheppard questioned would there be limitations on the reconstruction techniques and the options would be limited. Mr. Pisarski indicated SHPO has discussed the boardwalk in Fortescue which has remaining pilings and the determination has been that the integrity is not there for individual listing and he doubts the integrity for the dikes would be there but it does not mean that it should not be considered to revamp and reconsider the district nominations because there are resources both geographically not in the border and that fell out of the period significance in 1971. Mr. Henry indicated that a start is to looking at what the resources are and then it should be determined if it should be enlarged or not. Mr. Henry indicated when the County went to get the permits for Federal money for the Mill Creek Dike, Mr. Dilks, the OEM came before the Committee and indicated the district must be shrunken as the dike was in the district and it was holding up the process. It would place us in an awkward position to request it be ignored and then have it now reviewed. He felt it would behoove us to stay away from the dikes. Mr. Port indicated he was

not promoting this as a way to build flood protection for Greenwich encouraged the nomination be renewed. Ms. Garrison indicated she will be presenting the Committee with three (3) different grant writing companies to review. Mayor Reinhart indicated he was under the impression that it had been modified since 1971. Mr. Henry indicated the National Register had not been modified. Mr. Port questioned the status of the survey of Historic Framed Buildings and was advised by Ms. Watson it is awaiting publication. Mr. Pisarski indicated the Historical Society should have a report available.

Correspondence: None

Public Comment: None

Mayor Reinhart questioned, in the future, the folly has a raised ribbed roof which needs repair the plan is to replace with something similar and what are the steps. Chairman Rook indicated an application is needed.

Mr. Henry indicated a meeting had been held last month on the HMP there is a link on the website to the current version. It is under a 30 day review period. He encouraged the Board to review it as it would have an impact on planning. The Township Committee will have public comment regarding the plan at their upcoming December meeting. Mayor Reinhart thanked Mr. Henry for his assistance.

Reorganization – January 5, 2015 – 7:30

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

Respectfully submitted,

Lisa Garrison  
Board Secretary