

**TOWNSHIP OF GREENWICH
PLANNING/ZONING BOARD
REGULAR MEETING
MARCH 7, 2016**

The regular meeting was called to order by Chairwoman Watson.

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

Flag Salute was led by Chairwoman Watson.

Approval of Minutes

February 1, 2016 – On motion of Mr. Ivanick, seconded by Mayor Reinhart to approve and adopt said minutes carried, with two (2) abstentions by Mr. Van Pelt and Mr. Ivanick.

Old Applications – None

New Applications –

Application No. 2-2016
Block 25 Lot 1.03 (251 Tindall Island Rd)
Historic District Certificate of Appropriateness – Demolition

Mr. Valentino indicated storm damage had occurred. Requesting to remove rear part of the house which is not laced into the front part of the house, preserve front part of the house and construct an abutment to the house. Ms. Watson indicated the only approval would be for a demolition and plans and elevations must be presented for construction. Ms. Watson questioned the roof line and was advised it would match and the height of the ridge will marry under a couple of feet. Mr. DeSimone indicated as the applicant has a lease agreement on the property he recommended a limited power of attorney be presented to speak upon their behalf. On motion of Mr. Lamanteer, seconded by Mr. Van Pelt to table the application until the next meeting, unanimously carried.

Application No. 3-2016
Block 19 Lot 23 (989 Ye Greate St)
Historic District Certificate of Appropriateness –Picket Fence

Mr. Brandt is requesting to install a picket fence in the back yard. The fence is three foot high, two inch pickets with one inch spacing. The material will be red cedar. On motion of Mr. Lamanteer, seconded by Mr. Ivanick to approve Application No. 3-2016, unanimously carried.

Old Business –

Wastewater Feasibility Study – Ms. Gandy reviewed the map that had been prepared based on the Board’s request to include overlayments. The Board requested the FEMA Flood Maps be reviewed. Ms. Gandy indicated the next step will be to finalize the amount of equivalent development units and roughing out schematics. Vacuum, low pressure and gravity systems will be explored.

NJIT Sea Grant – A meeting had been held last month and a meeting will be held next week. Mr. Werley indicated it was an introduction meeting. The next meeting will be March 14, 2016 at the OEM Building at 11:00 a.m. and requested attendance from the Planning/Zoning Board. Mr. Werley will forward the agenda to Ms. Watson who will forward to the members and to Mr. Showers. The one main thing was to get the Dike Committee, Planning/Zoning, Environmental Commission and the Township Committee. He stressed the importance of having members from these entities attend.

New Business –

Ms. Watson attended the HPC Seminar. She learned under the MLU Law a Historic District is supposed to have a survey of all the historic homes. A survey is needed to review activities on the buildings. Another approach is the governing body can designate historic sites. It would not change anything that has been occurring it would just define it.

Ms. Garrison indicated she will be having a compliance review with USDA for the Search grant later this month.

Correspondence –

Flood Insurance Rate Maps are available. Mayor Reinhart indicated he had received notification from FEMA advising there was no change in the maps.

Public Comment – On motion of Mayor Reinhart, seconded by Mr. Van Pelt to open the public comment, unanimously carried. There being no comment forthcoming on motion of Mr. Ivanick, seconded by Mayor Reinhart to close the public comment, unanimously carried.

Adjournment- On motion of Mr. Van Pelt, seconded by Ms. Watson to adjourn, unanimously carried.

Respectfully submitted,

Lisa Garrison,
Board Secretary

