

**TOWNSHIP OF GREENWICH  
PLANNING/ZONING BOARD  
REGULAR MEETING  
MAY 4, 2015**

The regular meeting was called to order by Vice Chairwoman Watson.

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

Flag Salute was led by Ms. Watson.

Approval of Minutes - On motion of Mr. Henry, seconded by Mr. Ivanick to approve the minutes of January 5, 2015 and April 6, 2015 unanimously carried.

New Application –

Application No. 2-2015 – Block 20 Lot 45 (1041 Ye Greate Street) – Mr. Fogle, the builder, was present to represent Ms. Craig in her application for a bulk variance. Mayor Reinhart at this time recused himself. Mr. DeSimone, Board Solicitor, review the bulk variance. It was recommended the application be treated as a pre-existing condition as a replacement of the garage. It was also noted if the setbacks were adhered to the building could possibly interfere with the septic system. On motion of Mr. Van Pelt, seconded by Mr. Ivanick to approve the bulk variance for Block 20, Lot 45, unanimously carried.

Application No. 3-2015 – Block 19 Lot 26 (973 Ye Greate Street - Mr. Tyson, the property owner, was present to present his application for a Historic District Certificate of Appropriateness. Mr. Tyson described the construction as replacement door and screened door; new asphalt roof; new brick chimney and new deck. The Board indicated there was no issue with the replacement door but would not set a precedent to the screen door and there was no objection to the deck. The Board indicated the chimney would be hard to do with veneer especially with the corbel and recommended the use of real brick as it may be easier to work with. The Board commended Mr. Tyson for hiding the flues. The chimney was approved with encouragement to use real brick and veneer but not a requirement. Mr. Tyson presented an asphalt roof that looks similar to slate. The Board indicted a slate roof is not appropriate for the town of the building but did approve the use of a high quality roof as acceptable. On motion of Mr. Ivanick, seconded by Mr. Valente to approve the door without screen door, deck, chimney with the listed encouragements and a high quality asphalt roof, unanimously carried.

Mr. Tyson indicated it is his intent to place shutters and hardware, replace posts on porch and rebuild soffets and brackets. The Board advised if the posts were repaired and replaced in kind it would be appropriate. The corner needs stabilizing and if he was to rebuild he will have to come back for approval.

Mr. DeSimone recommended the amending ordinance adopted by the Township Committee be recorded with the County Planning Board.

#### Old Business

RFQ Solicitor - Mr. DeSimone reviewed with the Board his historic district experience. After review and discussion it was determined the solicitor should attend the meetings to acclimate himself with the Board. On motion of Mr. Lamanteer, seconded by Ms. Hunter to hire Mr. DeSimone for the position of Planning/Zoning Board Solicitor and to proceed with finalizing a contract, unanimously carried.

Abandoned Property Ordinance- Mr. Lamanteer indicated this was a time consuming process that must be worked in conjunction with the tax office.

Escrow & Application Fees - The fee schedule, prepared by Mr. Sheppard, was reviewed. On motion of Mr. Lamanteer, seconded by Mr. Ivanick to approve the fee schedule and forward to the governing body, unanimously carried.

#### New Business

It was indicated that work was being done at the Perry Durham property and it would need to be reviewed by the Board.

#### Public Comment

Mr. Tyson indicated that he had spoken with Mr. Lamanteer and was advised there was no expiration on the Certificate of Appropriateness. Mr. DeSimone indicated what needs to be understood is what comes before the Board is approved with no expiration date but if there are any changes in the setbacks a variance may be required in the future. Ms. Hickman questioned the procedures for the Historic District in regards to the Construction Office. She was advised if the property was in the Historic District it would need a Certificate of Appropriateness prior to being authorized a construction permit. A copy of the map will be forwarded to her office.

#### Adjournment

On motion of Mr. Ivanick, seconded by Mr. Valente to adjourn, unanimously carried.

Respectfully submitted,

Lisa Garrison  
Board Secretary

