

**TOWNSHIP OF GREENWICH
PLANNING/ZONING BOARD
REGULAR MEETING
JULY 6, 2015**

The regular meeting was called to order by Chairman Rook.

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

Flag Salute was led by Chairman Rook.

Approval of Minutes - On motion of Mr. Lamanteer, seconded by Mr. Sheppard to approve the minutes of June 1, 2015, carried with five (5) abstentions by Ms. Hunter, Mr. Valente, Ms. Watson, Mr. Van Pelt and Mr. Ivanick.

Resolutions:

RESOLUTION NO. 4-2015

**RESOLUTION GRANTING APPROVAL TO WILLIAM & DEBRANN JENNINGS FOR
CONSTRUCTION OF A SUNROOM TO THE REAR OF THE PROPERTY
BLOCK 19, LOT 11.01 (33 MARKET LANE)**

WHEREAS, an application was made to the Greenwich Township Land Use Board by William & Debrann Jennings residing at 33 Market Lane, Greenwich Township, Cumberland County, New Jersey, for approval of a 32' 5 1/2" x 12', Prosection three (3) season glass and aluminum sunroom on a modified existing deck at the rear of the property. Roof and cricket of sunroom shall be shingled to match existing roof of home; and

WHEREAS, the application was made with a drawing/plan for a sunroom structure; and

WHEREAS, said drawing/plan for the sunroom proposed the following:

- 1. The existing ranch style home was built after 2000;**
 - 2 Sunroom shall be constructed/installed at the rear of the property and not be visible from the street;**
 - 3. Sunroom is a three (3) season structure made of glass and aluminum;**
 - 4. Sunroom is being constructed on an existing deck;**
 - 5. Sunroom roof and cricket shall be shingled to match existing roof of home;**
- and**
- 6. General contractor shall obtain all permits required to construct/Install sunroom**

NOW, THEREFORE, BE IT RESOLVED by the Greenwich Township Land Use Board, approval is hereby granted for the construction/installation of a sunroom structure as presented for Block 19, Lot 11.01 (33 Market Lane), at the **Monday, June 1, 2015**, Regular Meeting of the Township of Greenwich Planning/Zoning Board.

On motion of Mr. Lamanteer, seconded by Mr. Sheppard to approve and adopt the foregoing resolution, unanimously carried.

On motion of Mr. Lamanteer, seconded by Mr. Valente to approve and adopt the following resolution, unanimously carried.

RESOLUTION NO. 5-2015

**RESOLUTION GRANTING APPROVAL TO DAVID VALENTINO
TO REMOVE FRONT PORCH ~&~ SIDE PORCH FROM THE REIDENCE
IN THE BAYSIDE TRACT AGRICUTLRUAL CONSERVATION DISTRICT
BLOCK 25, LOT 1.03 (251 Tindall Island Road)**

WHEREAS, an application was made to the Greenwich Township Land Use Board by David Valentino residing at 132 Bacons Neck Road, Greenwich Township, Cumberland County, New Jersey, for approval to remove the existing front porch~&~side porch of the home located at 251 Tindall Island Road which is in the Bayside Tract Agricultural Conservation District and is deed restricted, subject to review by the Planning Board as if it were in the Historic District.

WHEREAS, an application was made; and

WHEREAS, the Board reviewed said application; and

WHEREAS, said application proposed the following:

- 1. Removal of the front porch ~and~ side porch that are in severe disrepair and not original to the Historic home; and**
- 2. Seeking approval to replace the front porch ~and~ side porch, sometime in the future, with porches more conducive to the Historic appearance of the home.**

NOW, THEREFORE, BE IT RESOLVED by the Greenwich Township Land Use Board, approval is hereby granted for the removal of the front porch ~and~ side porch and to replace the porches sometime in the future according to the Historic approval as presented for Block 25, Lot 1.03 (251 Tindall Island Road), at the **Monday, June 1, 2015**, Regular Meeting of the Township of Greenwich Planning/Zoning Board.

New Application –

Application No. 6-2015 – Block 19 Lot 14 (15 Market Lane) – Request for a Certificate of Appropriateness to place shed/garage in backyard/sideyard on northwest corner of property. Mr. Mastalski reviewed his application with the Board. After discussion on motion of Ms. Watson, seconded by Mr. Roorck to approve said application, unanimously carried.

Application No. 7-2015 – Block 19 Lot 18.01 (1025 Ye Greate Street) – Request for a Certificate of Appropriateness for front porch renovations. The contractor was present to respond to the Board’s questions. After discussion, on motion of Mr. Sheppard, seconded by Mr. Van Pelt to approve said application, unanimously carried.

Application No. 8-2015- Block 19 Lot 18 (1023 Ye Greate Street) - Request for a Certificate of Appropriateness for window replacement and side and front porch renovations. The contractor was present to respond to the Board's questions. The Board requested the historic windows remain on the first floor and the size must remain the same (the first floor must match the second floor). Mr. Henry indicated the window request was based on the Seretary of the Interior Standards, which states the window dimensions must remain unchanged. The whole front of the house (Block 19 Lot 18 and Lot 18.01) will look alike. A sample of the window will be provided to Ms. Watson. If the sash is kept storm windows are approved. On motion of Mr. Roork, seconded by Mr. Sheppard to approve said application, unanimously carried.

Old Business - None

New Business

Subdivision Informal Review – Block 5 Lot 17 (1055 Bridgeton Road) Mr. Blake was present to informally seek the Board's perspective on a subdivision. Mr. Blake indicated the property would include two zones. The Board indicated if the applicant waits for the master plan update the zoning changes could be taken care of at that time and a variance would not be required. The applicant stated he was in no rush.

Correspondence – None

Public Comment - Mayor Reinhart requested the Presbyterian church doors be reviewed by Ms. Watson.

Adjournment

On motion of Mr. Sheppard, seconded by Mr. Van Pelt to adjourn, unanimously carried.

Respectfully submitted,

Lisa Garrison
Board Secretary