

**TOWNSHIP OF GREENWICH  
PLANNING/ZONING BOARD  
REGULAR MEETING  
SEPTEMBER 14, 2015**

The regular meeting was called to order by Chairman Rook.

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

Flag Salute was led by Chairman Rook.

Approval of Minutes of August 3, 2015 – On motion of Mr. Lamanteer, seconded by Ms. Watson to approve and adopt said minutes with clarifications, carried with two (2) abstentions by Mr. Van Pelt and Mr. Valente.

Resolutions:

**RESOLUTION NO. 6-2015**

**RESOLUTION GRANTING APPROVAL TO JOHN MASTALSKI  
FOR PLACEMENT OF A 12' X 24' SHED/GARAGE IN THE  
BACK SIDE YARD AT THE NORTHWEST CORNER OF THE PROPERTY  
BLOCK 19, LOT 14 (15 MARKET LANE)**

**WHEREAS**, an application was made to the Greenwich Township Land Use Board by John Mastalski residing at 15 Market Lane, Greenwich Township, Cumberland County, New Jersey, for approval of a 12' x 24' shed/garage in the back side yard at the Northwest corner of the property; and

**WHEREAS**, the application was made with a drawing/plan for a shed/garage; and

**WHEREAS**, the Board reviewed said application and drawing/plan submitted; and

**WHEREAS**, said drawing/plan for the shed/garage proposed the following:

- 1. Placement of a 12' x 24' shed/garage in the back side yard, on the Northwest corner of the property, according to the drawing/plan submitted to Greenwich Township Land Use Board; and**
- 2. Obtain a Zoning/Construction Permit for the placement of the shed/garage.**

**NOW, THEREFORE, BE IT RESOLVED** by the Greenwich Township Land Use Board, approval is hereby granted for the placement of a shed/garage as presented for Block 19, Lot 14 (15 Market Lane), at the **Monday, July 6, 2015**, Regular Meeting of the Township of Greenwich Planning/Zoning Board.

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

On motion of Mr. Van Pelt, seconded by Mr. Rook to approve and adopt the following resolution, unanimously carried.

**RESOLUTION NO. 7-2015**

**RESOLUTION GRANTING APPROVAL TO SUSAN CHURCH  
FOR REPAIRS TO FRONT PORCH ON THE PROPERTY  
BLOCK 19, LOT 18.01 (1025 YE GREATE STREET)**

**WHEREAS**, an application was made to the Greenwich Township Land Use Board by Jonathan Kelly of Kelly Home Improvements, LLC, located at 45 Old Deerfield Pike, Bridgeton, New Jersey 08302, on behalf of Susan Church, P.O. Box 136, Greenwich, New Jersey 08323, for property located at 1025 Ye Greate Street, Greenwich Township, Cumberland County, New Jersey, for approval of a front porch; and

**WHEREAS**, the application for a front porch; and

**WHEREAS**, the Board reviewed said application submitted; and

**WHEREAS**, said application proposed a front porch as follows:

1. **Cover up inline gutter;**
2. **Install new roof – rubber self adhesive mod bit;**
3. **Replace deck board with Trex Decking – must be same thickness as existing deck;**
4. **Install new gutter around porch; and**
5. **If needed, replace floor joists and install new Trex Decking.**

**NOW, THEREFORE, BE IT RESOLVED** by the Greenwich Township Land Use Board, approval is hereby granted for the front porch as presented for Block 19, Lot 18.01 (1025 Ye Greate Street), at the **Monday, July 6, 2015**, Regular Meeting of the Township of Greenwich Planning/Zoning Board.

**RESOLUTION NO. 8-2015**

**RESOLUTION GRANTING APPROVAL TO DOUG NEWTON  
FOR REPAIRS TO A FRONT PORCH, SIDE PORCH AND REPLACEMENT  
WINDOWS  
ON THE PROPERTY KNOWN AS  
BLOCK 19, LOT 18 (1023 EAST GREATE STREET)**

**WHEREAS**, an application was made to the Greenwich Township Land Use Board by Jonathan Kelly of Kelly Home Improvements, LLC, located at 45 Old Deerfield Pike, Bridgeton, New Jersey 08302, on behalf of Doug Newton, for property located at 1023 East Greate Street, Greenwich Township, Cumberland County, New Jersey, for approval of a front porch, side porch and replacement windows; and

**WHEREAS**, the Board reviewed said application submitted; and

**WHEREAS**, said application proposed a side porch, front porch and replacement windows, as follows:

**Side Porch:**

1. **Cover up inline gutter;**
2. **Install new roof – rubber self adhesive mod bit;**
3. **Replace deck board with trex decking; and**
4. **Install new gutter around porch.**

**Front Porch:**

1. **Reframe and replace floor joists on front porch;**
2. **Cover up inline gutter;**
3. **Install new roof – rubber self adhesive mod bit;**
4. **Replace deck board with trex decking; and**
5. **Install new gutter around porch.**

**Windows:**

1. **Replace two (2) windows across front of second floor, one (1) over one (1); to exactly match those on 1025 Ye Great Street ;**
2. **Replace windows on north elevation; size of windows and openings to remain the same as current windows;**
3. **Owner to save and store six (6) over six (6) windows; and**
4. **Approval of subject window replacements contingent upon the applicant producing a sample replacement window, to the Historic Commission, for review and approval.**

**NOW, THEREFORE, BE IT RESOLVED** by the Greenwich Township Land Use Board, approval is hereby granted for the front porch as presented for Block 19, Lot 18 (1023 East Greate Street), at the **Monday, July 6, 2015**, Regular Meeting of the Township of Greenwich Planning/Zoning Board.

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

New Applications - None

Old Business - Ms. Watson indicated Mayor Reinhart gave door samples and drawings for the Church for review. Mr. Henry indicated Mayor Reinhart was requesting guidance. The Board reviewed the two drawings presented. Mr. Henry indicated due to a lack of an application the Board can only give informal feedback. The general consensus was the solid door with the sidelights.

New Business - Mr. Henry indicated a request had been received from the Township Committee to review the foreclosed properties for disposal. They are mostly in Springtown and they will be put up for sale. The Committee is requesting the Planning Board's review as some are nonconforming and landlocked. Mr. Henry had disseminated a list he had composed of said properties. The Board reviewed the map and list. Mr. Henry recommended the Board drive around and review the areas and by the next meeting prepare an answer to the Committee.

Correspondence - None

Public Comment - None

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

Respectfully submitted,

Lisa Garrison  
Board Secretary