

**TOWNSHIP OF GREENWICH  
PLANNING/ZONING BOARD  
REORGANIZATION/REGULAR MEETING  
JANUARY 4, 2016**

The meeting was called to order by Ms. Garrison, Planning/Zoning Board Secretary. At this time Mr. DeSimone, Esq. swore in Mayor Reinhart, Michael Henry, Penelope Watson and Charlotte Hunter.

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

At this time Nominations for Chairman were requested. Mr. Henry indicated the former chairman, Mr. Rork, has resigned his position. Ms. Watson was nominated as Chairwoman on motion of Mr. Reinhart and seconded by Ms. Hunter with all in favor.

Chairwoman Watson then called for nominations for the position of Vice Chair. Discussion ensued amongst Board members. Mr. Ivanick was considered for the position of Vice Chair. However, Mr. DeSimone indicated as he was an alternate this could not occur. Ms. Hunter indicated she would forego her position as a Class IV member and return to her previous alternate position and move Mr. Ivanick to the Class IV position. Ms. Garrison indicated this action must be taken by the Township Committee at their next meeting. ON motion of Mr. Henry, seconded by Mr. Van Pelt to table the nomination of Vice-Chair until the next meeting, unanimously carried..

Chairwoman Watson called for the appointment of the Board Solicitor. On motion of Mr. Henry, seconded by Mr. Van Pelt to appoint Mr. DeSimone to the position of Board Solicitor, unanimously carried.

Chairwoman Watson called for the appointment of Board Secretary. Ms. Garrison was appointed as Board Secretary on motion of Mr. Ivanick, seconded by Mayor. Reinhart and unanimously carried.

Old Applications – None

New Applications – None

Old Business –

Mr. Henry reported the Army Corps of Engineers' preliminary study was complete and it had been forwarded to the New York office. The conclusion was they could justify the cost of elevating 12 out of 24 houses in the flood plain rather than constructing flood protection. The NJIT Sea Grant study will be starting in March which will be a second look at flood protection. Coordination between the Township Committee, Planning Board and Environmental Commission will be needed. The Master Plan review should be looked at. The new flood maps will require the redrawing of the flood district and what also comes out of the six month study will have to be rolled into the master plan. If money for dikes does not materialize then the Board may want to think about high ground for houses and creating a place for those as the Board does not want to paint themselves into a corner where it could not be done. Mayor Reinhart questioned the cost of the master plan. Ms. Garrison indicated \$10,000 had been placed in last years budget. Mr. Henry indicated in the past the County has done it and it has been minimal change but with the factoring of these studies it may be different.

Mayor Reinhart questioned if there was any further input on the Township owned properties Mr. Henry indicated it had been addressed by the Board's resolution. Ms. Watson indicated there was a little white, gabled roof house on the corner in Springtown which is the only remaining 19<sup>th</sup> century free-black cabin in Springtown. She indicated if the property is condemned she would like to work with the Historical Society and the Township to move it to another small township owned lot. The only other remaining structure similar to this is the house on Sheppards Mill Road which had been moved.

New Business –

Fralinger Engineering – Wastewater Management Plan - Mike Fralinger and Aislynn Gandy reviewed a scope of the project. A condition of the RFP was for them to meet with the Board and review the area in which the Township would like to include in the plan. A 2012 aerial, outlining the parcels in the Township with the municipal boundaries, was presented. They were requesting Board feedback in regards to the areas that should be included in the study. Once a service area is determined this will drive all aspects of the project. Mr. Henry questioned, if the approach is external, what direction or road would it be coming from to provide service. It was advised that it would be dependent on the defined area. Once the area is defined collection systems will be reviewed. Ms. Watson indicated the two miles of Greate Street from the river up to the head of Greenwich. These are where the smallest existing lots are that have septic issues. Springtown will also be an option as it is a high density R-1 area and continue to Sheppards Mill Road to Greate Street this will cover any potential development. The marinas should also be addressed. Market Lane, Bacons Neck Road to Pier Road to the block and the spur along Bacons Neck Road to the last house beyond this the land is scheduled for farmland preservation. It was questioned if the larger lots in Springtown would be included. It was determined the farmland preservation, Bayside tract and the 100 year flood zone overlays are needed to better review the areas. Greenwich- Bridgeton road from Greate Street to the bridge at Mill Creek and the cluster of houses near Sheppards Mill. The immediate issues are the small lots that are already developed these are the highest priority and then the zone scheduled for future development with one acre lots in Springtown. This is the last place in the Township for development potential. It was determined that Mr. Valente would be the liaison for this project. The project has a 6 month time frame. They will return a finalized area for the Board's review. Ms. Watson requested for them to keep in mind that future drinking water problems will be faced in the future and to review the use of recycled grey water. Once the area is narrowed down the study will proceed. A public discussion will be held further down the road. Mayor Reinhart indicated the Township Committee will weigh in as it proceeds. He indicated the map should be reviewed with both the Board and the Committee as a different group of the public will be kept informed. The Board thanked them for coming this evening.

Public Comment – On motion of Mr. Ivanick, seconded by Mr. Van Pelt to open the meeting for public comment, unanimously carried. Mr. Jonathan Kelley indicated he had received correspondence in regards to the placement of shutters on 1023 Greate Street. Permission from the Board had previously been received for windows and porch. The homeowner later requested shutters and he was unaware permission was required. Ms. Watson read from the Secretary of the Interiors Standards in regards to deteriorated features. The Board solicitor recommended in lieu of removing the shutters submit an application with a drawing or old shutter to make a comparison. Mr. Kelley indicated the neighbors are commenting how nice the house looks. Ms. Garrison indicated the Historic District application can be downloaded from the Township website.

Mr. Henry recommended a resolution should be done honoring Mr. Rook's years of service on the Board. On motion of Mr. Reinhart, seconded by Mr. Van Pelt to prepare said resolution, unanimously carried.

On motion of Mayor Reinhart, seconded by Mr. Henry to close the public comment, unanimously carried.

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

Respectfully submitted,

Lisa Garrison,  
Board Secretary

