

**TOWNSHIP OF GREENWICH
PLANNING/ BOARD
REGULAR MEETING
APRIL 3, 2017**

The regular meeting was called to order by Vice-Chairman Ivanick.

Present were Mr. Van Pelt, Ms. Hunter, Mr. Mangiafico, Mr. Ivanick, Mr. Lamanteer , Mr. Hedges and Mr. Bostwick. Also present were Lisa Garrison, Board Secretary and Mr. DeSimone, Board Solicitor. Absent: Chairwoman Watson, Mr. Henry and Mayor Reinhart.

Flag Salute was led by Vice-Chairman Ivanick.

Approval of Minutes - The approval of the February 13, 2017 was tabled until the next meeting. On motion of Mr. Van Pelt, seconded by Ms. Hunter to approve the minutes of March 6, 2017, carried with two (2) abstentions by Mr. Valente and Mr. Bostwick.

Application 2-2017 – Mr. Ritter, Esq, applicant’s attorney, presented the application on behalf of Mr. Henry and Ms. Watson. Both Mr. Henry and Ms. Watson were sworn in. The applicant is requesting a use variance for an architect’s office to be located at 973 Ye Greate Street. The property is currently vacant and was previously a tenant occupied residence. Correspondence provided by Margaret Fleming on behalf of her father, owner of 973 Ye Greate Street, granting consent for Watson & Henry Associates to make application for a use variance was read into the record. After Mr. Ritter’s presentation members of the Board presented their questions. Mr. Van Pelt indicated the property was located in the historic district and questioned the amount of parking spaces and was advised there was room for four (4) cars and one (1) more could be set up. Also he questioned if the business were to be sold what would become of the use of the property. He was advised that the firm intended to remain in business for at least another five (5) years. Mr. Ritter indicated his client would be willing to stipulate the business would not be sold. Vice-Chairman Ivanick questioned if the applicants would be willing to stipulate the use would then cease and a new application would be filed if ownership changes. There would also be no exterior modifications and if so application must be made to the Board. Mr. Valente questioned what the specialty was for Watson & Henry’s engineering firm and was advised by Mr. Henry it was historic. He also questioned the motivation to relocate the business to Greenwich. Mr. Henry indicated the motivation was to be in Greenwich. At this time Mr. DeSimone advised the Board if the property was sold the status would be residential. The Board at this time opened the hearing to the public. Mr. Price questioned if the property would be assessed as commercial and also questioned the ADA status of the building. Ms. Watson indicate her belief was the backdoor is handicap accessible. Mr. Price questioned if the bathrooms were ADA compliant. Ms. Watson indicated historic buildings have a waiter and SHPO would make the determination. Mr. Henry indicated ADA permits other adjustments to be made for employees. Mr. Henry also indicated the lease did not permit any exterior changes. Ms. Price questioned as Watson & Henry would be subletting and if they left would their tenant remain and was advised no. After review and discuss and prior to the Board voting Mr. De Simone advised that the members that were absent for this meeting did so in order to influence the Board by their attendance on the Board. On motion of Mr. Lamanteer, seconded by Mr.

Valente to approve the use variance subject in the event the tenants vacate that the use variance terminate; in two (2) years the applicant returns to acknowledge they will continue occupation until the five (5) year mark; and beyond five (5) years the applicants must come before the Board for another use variance, unanimously carried.

Old Applications - None

Old Business –

Dike Committee - No report at this time.

New Business -

Financial Disclosure Statements - filing deadline April 30, 2017.

New Members Classes - Ms. Garrison advised the new members that classes are required to be taken.

Public Comment - None

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

Respectfully submitted,

Lisa Garrison,
Board Secretary

