

**TOWNSHIP OF GREENWICH
PLANNING/ BOARD
REGULAR MEETING
MAY 1, 2017**

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

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

Flag Salute was led by Vice-Chairman Ivanick.

Approval of Minutes - On motion of Mr. Lamanteer, seconded by Mr. Bostwick to approve the minutes of February 6, 2017 as received, carried. On motion of Mr. Lamanteer, seconded by Mr. Bostwick to approve the minutes of April 3, 2017, carried with one (1) abstention by Mr. Henry.

New Applications – None

Old Applications - None

Old Business –

Dike Committee - will be meeting tomorrow.

Financial Disclosure Statements – filing deadline April 30, 2017

New Business -

RESOLUTION NO. 1-2017

**RESOLUTION GRANTING APPROVAL TO WATSON & HENRY ASSOCIATES
(ARCHITECTS) FOR A USE VARIANCE TO LEASE THE WOOD MANSION
AND TO SUBLET TO JERRY LEWIS LANDSCAPE ARCHITECT FOR
PROFESSIONAL OFFICE USE FOR TWO (2) BUSINESSES FOR A
TWO (2) ~TO~ FIVE (5) YEAR PERIOD, AFTER WHICH ALL
APPLICANTS/OCCUPANTS SHALL CLOSE THEIR OFFICES
AND CEASE OCCUPYING THE WOOD MANSION
IN THE HISTORIC DISTRICT
BLOCK 18, LOT 32 (937 YE GREATE STREET)**

WHEREAS, an application was made to the Greenwich Township Land Use Board by **Watson & Henry Associates** currently located at **12 North Pearl Street, Bridgeton, New**

Jersey 08302, for a Use Variance to Lease the Wood Mansion to operate professional offices ~and~ to sublet to Jerry Lewis Landscape Architect for the operation of his business.

WHEREAS, an application was made; and

WHEREAS, the Board reviewed said application; and

WHEREAS, said application proposed the following:

- 1. Watson & Henry Associates to Lease the Wood Mansion for professional office use for two (2) businesses;**
- 2. Jerry Lewis Landscape Architect to sublet offices from Watson & Henry Associates;**
- 3. There shall be no changes made to the outside of the Historic property;**
- 4. Lease/Sub-Lease is for a two (2) ~to~ five (5) year period; after two (2) years, the applicant shall return to the Board to acknowledgment they will continue occupation until the five (5) year mark; beyond five (5) years, the applicant shall return to the Board to apply for another Use Variance;**
- 5. In the event ADA adjustments are needed for employees, permits shall be obtained and adjustments shall be made.**
- 6. Both tenants shall Lease/Sub-Lease the office space for the same amount of time; after the Lease/Sub-Lease period ends, both businesses shall close and cease occupying the Wood Mansion; and**
- 7. Once the Wood Mansion is vacant, the Use Variance shall terminate and the property shall revert back to its residential zoning status.**

On motion of Mr. Bostwick, seconded by Mr. Lamanteer to approve the foregoing resolution, carried with one (1) abstention by Mr. Henry.

Correspondence - Ms. Garrison indicated correspondence had been received from the Assessor's office advising a 200' list had been prepared for Block 17 Lot 14. Discussion ensued as to whether the applicant should have an attorney to prepare the site plan and to advise the applicant. Mr. DeSimone indicated he will research the acreage requirements. Ms. Garrison will contact the applicant and advise a site plan will be required.

Public Comment - None

Adjournment- On motion of Mr. Bostwick, seconded by Mr. Mangiafico to adjourn, unanimously carried.

Respectfully submitted,

Lisa Garrison,
Board Secretary