

**TOWNSHIP OF GREENWICH  
PLANNING/ZONING BOARD  
REGULAR MEETING  
MARCH 4, 2019**

The regular meeting was called to order by Chairwoman Watson. “Adequate notice of this meeting was provided in compliance with the Open Public Meetings Act by notifying South Jersey Times on January 21, 2019.”

Present: Mr. Pisarski, Mr. Lamanteer, Mr. Mangiafico, Mr. Henry, Ms. Watson, Mr. Ivanick, Mr. Hedges, Mr. Riley and Mayor Reinhart. Also present: Mr. DeSimone, Solicitor and Lisa Garrison, Secretary. Absent: Ms. Bacon and Mr. Bostwick

Flag Salute was led by Ms. Watson

Approval of minutes - On motion of Mayor Reinhart, seconded by Mr. Lamanteer to approve the minutes of April 1, 2019 with amendments, carried with three (3) abstentions by Mr. Riley, Mr. Mangiafico and Ms. Watson.

Applications – None

Resolutions –

On motion of Mr. Ivanick, seconded by Mr Riley to approve the following resolution, carried with three (3) abstentions by Ms. Watson, Mr. Mangiafico and Mr. Hedges.

**RESOLUTION NO. 3-2019**

**RESOLUTION GRANTING MAJOR SITE PLAN APPROVAL TO  
THE CUMBERLAND COUNTY HISTORICAL SOCIETY  
FOR 884 YE GREATE STREET, GREENWICH TOWNSHIP, NEW JERSEY  
BLOCK 9 LOT 18.01**

**WHEREAS**, an application was made to the **Greenwich Township Land Use Board** (“Board”) by the **Cumberland County Historical Society** (“Applicant”), through their attorney Theodore H. Ritter, Esquire, for a major site plan approval with incidental side yard setback variance and a variance for front yard of greater than 100 feet for **Block 9, Lot 18.01** located at the parcel of property known as **884 Ye Greate Street, Greenwich, NJ 08323**; and

**WHEREAS**, in a regular meeting of the Township of Greenwich held on April 1, 2019, the Board reviewed said application and took testimony from the applicant’s experts and interested parties making a determination as follows:

**1. The applicant sought a major site plan approval with incidental side yard setback variance and a variance for front yard setback of greater than 100 feet on the Plan of Survey prepared by Tedesco Engineering LLC dated January 11, 2019, Project #17-79;**

2. The applicant sought two variance requests, provided proof of publication and an Affidavit of Service with green cards, that were sent to the list of property owners within 200 feet of the site, was provided at the time of the April 1, 2019 meeting by counsel; hence compliance with the notice requirements was met. Mr. Nardelli, the Board's engineer, requested a waiver for not having a property owner list on applicant's plan, but rather having it on an attachment. The Board granted this waiver;

3. During the expert testimony of the applicant's engineer, Thomas Tedesco, P.E., discussed the current building on the premises, which is historic; this building will remain on the property and will be used as storage. The building's exterior will be refurbished and resemble the outside of the newly constructed museum, to facilitate the buildings' visual harmony;

4. During the expert testimony of the applicant's engineer, Thomas Tedesco, P.E., he discussed the parking and the widening of the driveway entrance from Ye Greate Street from 20' to 30' which will come into a parking lot with 8 parking spaces, one of them being handicapped. The parking area will be stone, with the handicapped space being hard surfaced;

5. During the expert testimony of the applicant's engineer, Thomas Tedesco, P.E., he discussed the sidewalks connecting the parking area and the two buildings. There will be sidewalks from the parking area, connecting both buildings and onto the front of the building. On the south side of the parking lot there will be a stone walkway with pea gravel which will go up to the front door of the proposed building. In between the area will be a landscaped yard area. In the "blue area" on the plan, that will be the storm water system. The "blue area" will collect 90% of the water coming off the parking lot, down spouts from the front of the building and in between the walkways, which will go back into the ground. If there is heavy rain, a small yard drain will sit above the stones and with enough rain the water will rise above the inlet and then be discharged to the southeast end of the lot;

6. During the expert testimony of the applicant's engineer, Thomas Tedesco, P.E., he discussed signage for the new museum which will be identical to the one currently used at the library. It will be placed 10' off the right-of-way in order to be in compliance with the Ordinance, which will be amended from the plans submitted as it indicates 5' instead of 10' off the right-of-way;

7. Further the applicant's engineer, Thomas Tedesco, P.E. testified with regard to the septic system being located on the east side of the lot, the building envelope includes a .9 footprint of disturbance in keeping with the septic as to closeness to the building. The applicant will be installing a mass treatment unit, which allows reduction of the water infiltration and the water table, so it is an environmentally friendly system, where the water will flow at all times. The applicant will file with the Cumberland County Health Department for the septic and well, as the well onsite is currently not in use.

8. During the testimony the applicant addressed the side yard setback requirement of 100 foot which is zoned. With the current historic building in place and the

requirement that the two buildings be a certain distance apart, a variance is required for a setback of 109.8 feet from the front right-of-way.

9. During testimony of the applicant, the applicant's engineer addressed Item #8 of Mr. Nardelli's report, wherein the applicant will be required to provide an engineer's estimate for the costs of the site improvement, will post a bond and will post the inspection into their account. The applicant has filed with Cumberland County and has not heard back from them.

10. During testimony of the applicant, he talked about Lot 18, which is currently agricultural use on the side yard setback variance. Applicant is not asking for any architectural review, just variances for site plans;

11. Further a discussion as to building elevation was recorded.

WHEREAS, no public comment and/or objection to this application was made; and

NOW, THEREFORE, BE IT RESOLVED by the Greenwich Township Land Use Board, this application was approved subject to Cumberland County Planning Board, municipal, state and federal (if any) approval, and in addition to any Land Use Board engineer technical review comments.

NOW, THEREFORE, BE IT FURTHER RESOLVED, by the Greenwich Township Land Use Board, this application for major site plan approval with two variances for front setback and side setback and waiver for public notice for 200 feet was approved at the Monday, May 6, 2019, Regular Meeting of the Township of Greenwich Land Use Board.

Old Business –

Historic District Nomination Proposals - Chairwoman Watson indicated three (3) proposals had been received from Richard Grubb, Richard Hunter and Joan Berkey. Ms. Watson indicated that she had discussed the proposals with the Historic Preservation Office and feels strongly that the proposal submitted by Joan Berkey was the best. Ms. Watson indicated that Joan Berkey's proposal was the lowest proposal and she had the most familiarity with the township as evidenced in her book, "Early Wood Architecture". The only weakness noted was the lack of an archaeologist which once Ms. Berkey was contact for clarification, the proposal would increase by \$1,500.00 for an archaeologist. Ms, Watson strongly felt that Joan Berkey was the most qualified for the project. Ms. Riley issued his concern regarding the amount of hours and the price. He was concerned in the difference of the price compared to the other proposals. Mr. Ivanick issued his concern regarding the graphics. Further discussion ensued with Mr. Henry indicating the other two (2) proposals would be doint a windshield survey while Joan Berkey has been inside many of the buildings and already knows which ones are important as she already has a level of intimacy with many of the buildings. She just needs the formality of putting the information on the application. Mr. Pisarski stated if they were confident a one person operation could do the work he had no issues. On motion of Mr. Lamanteer, seconded by Mr. Riley to direct the Board Solicitor to draft a letter of recommendation to the Township

Committee to accept the proposal of Joan Berkey based on the price and the familiarity of the historic buildings, unanimously carried.

New Business –

Vacant Property Registration Model Ordinance - Ms. Garrison advised the Board that in 2014 the Township Committee had adopted an ordinance and suggested the two (2) ordinances be compared to see if any amendments should be made. The Board issued their concerns over the amount of vacant/abandoned properties within the Township and if the current ordinance is being enforced to address the problem. Mr. Lamanteer presented the Board with a current listing of the properties and the actions he has taken to date. Mr. Lamanteer indicated his problem with locating the owners to give notice. He stated the judge has indicated if the certified letters are not delivered he must hand deliver notices. Mr. DeSimone suggested publication in lieu of hand delivering. Mr. Lamanteer indicated he will speak with the prosecutor to determine if this would be sufficient. The Board indicated confirmation that all properties have been identified and failure to register letters are to be issued and acted upon. The foreclosure procedure and time table was reviewed. Ms. Garrison will email the entire Board with the adopted ordinance for the Board's review and discussion at the next meeting.

Public Comment - On motion of Mr. Riley, seconded by Mr. Ivanick to open public comment. There being no public comment on motion of Mayor Reinhart, seconded by Mr. Ivanick to close public comment, unanimously carried.

Adjournment - On motion of Mr. Ivanick, seconded by Mr. Riley to adjourn, unanimously carried.

Respectfully submitted,

Lisa Garrison  
Secretary