

**TOWNSHIP OF GREENWICH
PLANNING/ZONING BOARD
REGULAR MEETING
SEPTEMBER 12, 2016**

The regular meeting was called to order by Chairwoman Watson.

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

Flag Salute was led by Chairwoman Watson.

Old Applications – None

New Applications – None

Old Business –

Wastewater Treatment Feasibility Study - Ms. Watson, Mr Hedges and Mr. Valente attended a meeting with Fralinger Engineers to review the findings of the study. Mr. Valente presented an overview to the Board of said meeting. The meeting consisted of a comparison of the method costs, construction and maintenance. The following methods had been compared:

1. Gravity Collection - consists of deep excavations and numerous pump stations at a cost of \$400,000 per pump station. There would be sewer gas odors with this system.

2. Low Pressure - pumped through system with lines on either side of street. If there is no power there would be no pumping. Least expensive system. Only one (1) vacuum system is required which would be located near Teaburner Farm. Would be completed in phases. A DVD of a vacuum system is available for the Board's review.

Three (3) methods were presented to deal with the waste upon collection:

1. Truck
2. Treatment Facility
3. Pumped to Bridgeton (if chosen the CCUA may take responsibility for whole system)

Construction would be completed in three (3) phases.

Phase I – Ye Greate Street

Phase II – north and west leaving town towards Springtown Road

Phase III – Bait Box

Cost

Phase I

Gravity System - \$8 million

Vacuum System - \$4 million

Low Pressure System - \$5 million

Ms. Watson indicated in order for the Township to be able to pursue any system the County must update their plan to include Greenwich Township as a community with sewer. Mr. Henry indicated the Township's master plan needs to also be updated to include sewer. Besides the feasibility study the Board indicated a desire to speak with the Township Grant Writer to also explore funding avenues. The Board concurred to send a letter of recommendation to

the Township Committee to request from the County that Greenwich Township be included in the County's plan of municipalities that have or are proposed for sewer.

Mr. Henry expressed his concerns in regards to the different phase areas described in the study which did not include areas of proposed development but included areas of proposed farmland development. After reviewing the phases the Board concurred to have Mr. Valente contact Fralinger Engineering to change phases to exclude the proposed farmland development areas and to include the areas of proposed development with the idea that the requested changes may also affect the cost.

New Business –

Air BnB - Mr. DeSimone indicated an ordinance will be required. He will investigate to see if there is any case law and will return to the Board with any information.

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