

**TOWNSHIP OF GREENWICH
PLANNING/ZONING BOARD
REGULAR MEETING
NOVEMBER 6, 2017**

The regular meeting was called to order by Chairwoman Watsond which said meeting was duly advertised.

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

Flag Salute was led by Chairwoman Watson.

Approval of minutes - On motion of Mr. Lamanteer, seconded by Mayor Reinhart to table approval of Minutes, unanimously carried.

Old Applications – Temporary land use application by Freedom Farm. Proof of certified mailing accepted in lieu of signed and returned green cards. Temporary variance, conditions: applicant continues to follow Rutgers recommendations for animal density; applicant will follow NJ animal waste rules; variance is temporary regardless of potential extension of lease and will expire on 28th Feb 2018; if applicant decides to buy the property the temporary variance does not continue; all fences and structures put up by the applicant will be taken down and the property returned to its original appearance. Will return to original zone use. Would have to reapply (without prejudice) to operate beyond Feb 28. Whereas in consideration of this agreement Greenwich is waiving fines. Going forward further violations remain subject to fines. On motion of Mr. Van Pelt, seconded by Mr. Ivanick to approve the temporary variance for Freedom Farm, unanimously carried.

New Applications – Robert Solomon, purchased 610 Ye Greate Street on 27 October. Wants to convert garage to an artist's studio. One garage door will be removed, and one changed to French doors with a sliding wood barn-like to cover. Windows will have similar sliding shutters. Sliding panels are for security and aesthetics. Door frame will be wood, sliding panel will be cedar. He will not be selling art out of the studio. On motion of Mr. Henry, seconded by Mr. Van Pelt to approve the application with the condition that the doors will be wooden, unanimously carried.

Other business

Mr. Lamanteer will be sending correspondence to Doug Newton to come before the Board to address the issue of not following the prior approval that had been given with conditions pertaining to the windows. Discussion ensued in regards to amending the ordinance to include penalties for failure to comply with approvals.

Public Comment - On motion of Mr. Ivanick, seconded by Mr. Van Pelt to open the public comment, unanimously carried. Mr. Hancock questioned if the matter of the animal farm has

been resolved and was advised that it has been resolved and they are to out by the end of February. Mr. Carluzzo indicated there was no agenda for the meeting or no agenda posted on the website. Mr. Werley and Mayor Reinhart responded the Township was working on the issue. There being no further comment forthcoming on motion of Mr. Lamanteer, seconded by Mr. Van Pelt to close the public comment, unanimously carried.

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

Respectfully submitted,

Lisa Garrison, Secretary