

**TOWNSHIP OF GREENWICH
PLANNING/ZONING BOARD
REGULAR MEETING
DECEMBER 4, 2017**

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 13, 2017.”

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

Flag Salute was led by Chairwoman Watson.

Approval of minutes - On motion of Mr. Mangiafico, seconded by Mr. Ivanick minutes of August 7, 2017, carried. On motion of Mr. Ivanick, seconded by Mr. Mangiafico to approve the minutes of November 6, 2017, carried.

Old Applications – The Newtons had been requested to appear to discuss their failure to follow the approval issued by the Board. Mr. Lamanteer, Zoning Officer, had contacted their contractor advising that both parties needed to appear. The Newtons failed to appear. Mr. Lamanteer will send a letter to the Newtons requesting their appearance at the January meeting.

New Applications – None

Old Business –

Dike Committee report – None

Air BnB/Vacation Rental Ordinance - Ms Watson distributed copies of a review ordinance. She received three (3) NJ ordinances on vacation rentals from the League of Municipalities; all three (3) banned vacation rentals completely. The NJ Department of Community Affairs division that oversees housing only regulates facilities with three or more dwelling units, so does not regulate whole house vacation rentals. Mr. Mangiafico requested that the proposed ordinance be discussed at the next meeting so members will have a chance to study it first.

New Business –

Penalties - Possible penalties for disregard of Planning Board’s resolutions in the Historic District were discussed. Ms. Watson gave Mr. DeSimone a copy of the City of Salem’s ordinance, which calls for \$100 fine for the first (10) days of noncompliance; \$150 for days eleven (11) through twenty-five (25); and \$200 per day for day twenty-five (25) onward. At the discretion of Municipal Court judge, a person violating ordinance can be imprisoned for up to 90 days.

The current Ordinance, which contains the revised Historic Conservation District under 9.4, includes penalties under 13.2 (\$500 fine and/or 90 days in jail)

New Board Member training - Two (2) new members need to take required training seminars held by the New Jersey Planning Officials. Ms. Watson has checked their website, and they have not yet posted the schedule for 2018.

Financial Disclosure Statements - Three (3) members need to file financial disclosures.

Tree Removal - Ms. Watson requested that the Township Committee remove the scraggly spruce tree in front of the Emergency Management Center, now that the building is rehabilitated and is back in use, because the tree is a danger, since a strong west wind could blow it onto the building, and it is unsightly, hides the attractive building, and is out of proportion for the scale of the building. Mayor Reinhart said he was going to “elevate” the tree instead.

Planning Board Vacancy - Neil Riley has expressed interest in being on the Planning Board, and there is an opening for an Alternate. Appointment is the responsibility of the Township Committee.

Reorganization Meeting Date - January 8, 2018

Public Comment - None

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

Respectfully submitted,

Lisa Garrison
Secretary

(Page 38 of 1979 zoning ordinance has penalties for non-compliance)