

**TOWNSHIP OF GREENWICH  
PLANNING/ZONING BOARD  
REGULAR MEETING  
DECEMBER 5, 2016**

The regular meeting was called to order by Chairwoman Watson.

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

Flag Salute was led by Chairwoman Watson

Old Applications – None

New Applications – None.

Old Business:

Waste Water Feasibility Study Presentation - Carl Gaskill, Aislinn Gandy and J. Michael Fralinger of Fralinger Engineering were present to review the Sanitary Sewer Feasibility Study. Three (3) types of systems were presented which were gravity sewer, low pressure sewer and vacuum sewer. Mr. Gaskill indicated funding was available through NJEIT and USDA Rural Development. The gravity system currently utilized in Bridgeton, Salem and Woodstown. It would require manholes and as Greenwich is underwater there will infiltration costs. If it should break there would also be an effluent discharge. There are environmental concerns and restrictions. The low pressure system would require individual force mains and is utilized more for cul-de-sacs. It is not a cost effective system. The vacuum system is low pressure system. Air differential is used to send the effluent down pipes and pushed to a sewer plant. Requires a sewage facility. This system is utilized in Alloway for the past 6 years. Rain gutters and subpumps cannot be tied into the system. It is less costly to maintain than the gravity system. Only one vacuum system is needed and if it breaks the effluent does not spew out.

Cost of Systems

	<u>Gravity</u>	<u>Vacuum</u>	<u>Low Pressure</u>
Phase I	\$7,829,298	\$2,938,118	\$3,955,910
Phase II	\$4,783,300	\$1,091,944	\$1,349,864
Phase III	\$ 730,050	\$ 580,630	\$ 580,630

Operation and Maintenance of Systems

	<u>Gravity</u>	<u>Vacuum</u>	<u>Low Pressure</u>
Phase I	\$111,250	\$24,000	\$108,000
Phase II	\$ 44,500	\$ 5,700	\$ 24,960
Phase III	\$ 22,250	\$ 3,840	\$ 3,840

Mr. Gaskill reviewed the treatment options which consisted of tying into Bridgeton which is the most reasonably priced option and recommended. The other options are a temporary storage , hauling and treatment.which would require a holding tank with a three day capacity and a package plant. After review and discussion it was determined that Ms. Watson will meet with Mr. Gaskill to determine if there would be any funding available.

New Business:

Presentation – Larry Niles and Joe Smith from Niles Associates presented a Mill Creek Dike Proposal. Mr. Niles indicated he was working with the American Litttoral Society.. In order to solve the problem to protect the roads and the town itself a long term solution is needed. The following topics were outlined:

- Problems stemming from meadow banking.
- Salt Hay farming impacts.
- Marsh Loss and Degradation.
- History of the Mill Creek Dike
- Restoring Tidal Flow while Protecting the Road and Dike
- Self Regulating Tide Gate
- Benefits of Tidal Restoration
- Exposing Marsh Soils to Air

Mr. Niles indicated if the dike goes the water levels will be high and would threaten the road. The prudent action would be to think about replacing the road but marsh management now would provide protection. Mr. Niles is suggesting to restore the vegetation in Mill Pond. Mr. Niles’ proposal recommended marsh restoration, changes of elevations and restoration of a partial tidal flow. Mr. Henry issued his concerns in regards to the impact if flooded with salt water, storm water management plan, a hydrologic study must be done and the involvement of private property. Ms. Watson issued her concerns that the proposal may be in conflict with the SeaGrant. Mr. Niles indicated he is proposing to fix the problem in a way to improve the situation. He concurred that all due diligence must be done. After review and discussion, Mr. De Simone, Board Solicitor, indicated the Board has no position due to not enough information. A formal application must be presented. Mr. Werley suggested Mr. Henry act as a liaison with Mr. Niles. Mr. DeSimone indicated this would be a conflict and would not recommend. Ms. Niles issued her concerns in the event the dike breaks and the road is lost. Mr. McAllister questioned if the private property owners would want this to occur. Mr. Ivanick questioned whether criteria could be established to get a study done. Mayor Reinhart questioned if the American Litttoral Society would fund a study. Mr. Niles indicated a preliminary study can be done and possibly funded through the Dupont “Clear into the Future” grant. Mr. Niles was thanked for his presentation.

Farmland Preservation – Ms. Watson indicated Mr. Pisarski was unable to attend tonight’s meeting but forwarded that there were no changes.

Correspondence – Ms. Garrison indicated that she had forwarded the draft codification of the Zoning Ordinance for everyone’s review.

Public Comment - None

Adjournment

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

Respectfully submitted,

Lisa Garrison  
Board Secretary