

**TOWNSHIP OF GREENWICH
PLANNING/ZONING BOARD
FEBRUARY 3, 2020
REORGANIZATION AND REGULAR MEETING**

- I. Call to Order – The regular meeting was called to order by Chairperson Watson acknowledging as required by the Open Public Meetings Act, that “Adequate notice of this meeting was provided in compliance with the Open Public Meetings Act by notifying the South Jersey Times on January 23, 2020.”

II. Roll Call

Mayor Reinhart - Present
Anthony Lamanteer - Present
Alan Hedges - Present
Michael Ivanick - Present
Dave Bostwick - Absent
Neil Riley - Present
Sal Mangiafico - Present
Michael Henry - Present
Penny Watson - Present
Debbie Bacon - Absent
Matt Pisarski - Present

III. Flag Salute – led by Chairperson Watson

IV. Approval of Minutes

- a. January 13, 2020 – The January meeting minutes to be corrected to Neil “Riley” for items 4 and 5. On motion of Mr. Pisarski, and seconded by Mr. Lamanteer with this amendment. The minutes were approved with one (1) abstention by Mr. Riley.

V. Presentations

- a. Joan Berkey, Consultant: Update on Historic District research.

Ms. Berkey is finished photographing with the exception of photographing the schools. Ms. Berkey met with Andrea Tengee of State Historic Preservation Office on January 16th, and discussed the historic district boundaries as well as the period of significance. Ms. Tengee suggests that the historic district may be nationally significant, and will do more research to determine. Chairperson Watson noted that a federal designation would be helpful as waters continue to rise. Ms. Berkey noted that she has experience with applications for nationally significant historic districts.

Chairperson Watson noted that the board must review and approve the invoice and then submit to Township Committee for reimbursement. Chairperson Watson also

noted that the funding for this project is Verizon mitigation money from the cell tower. Mr. Riley motioned approval and payment of the \$1200 invoice, and Mr. Ivanick seconded the motion, with a unanimous vote carrying the motion.

- b. Kaitlin Tucker, and LeeAnn Haaf from Partnership for the Delaware Estuary (PDE): Upcoming research project on coastal forests and resilience with the possibility for work in Greenwich.

PDE is scouting sites to monitor groundwater dynamics in forests near tidal marshes, and believes Greenwich could be good spot to study. Their interest is in groundwater level and its response to saltwater intrusion. It would include installation of monitoring wells that do not need permits. The monitoring wells would be 2" diameter, and less than 10' deep. They would also install water level loggers, and test for both water level and conductivity every 15 minutes. There would be no costs to Greenwich. The duration of study is 2 years. There is currently no funding available for continued monitoring after the grant is complete.

The Municipal Coastal Resilience and Getting to Resilience are projects previously completed by PDE for Greenwich. Mr. Henry noted significant change in groundwater events at Molly Wheaton Run Meadow/ Market Street Meadow, suggesting a connection between groundwater in the village and water in the meadow. It would be very helpful to study not only the forested areas, but also along the linear village. Mr. Henry suggested that the significant shoreline loss along Caviar might also make a good candidate for stabilization. Mr. Henry will send Ms. Haas an email with suggested sites. Chairperson Watson offered that once sites are identified, the Planning and Zoning Board can help approach the landowners.

Mr. Riley motioned no objection to the project as proposed; Mr. Henry seconded the motion; all in favor.

VI. Applications

- a. Application 1-2020 – Block 25.01 Lot 1.01 – Historic District Application
159 Tindall Island Road – Addition and Renovation

Diane and Howard Cuff purchased the property approximately 1 year ago. The owners were in attendance. Their plan is to restore and make it a full-time home for themselves. The addition includes elevation and restoration of original windows, plaster, and addition of a small mudroom. The back shed would add a screened in porch, and 2 new windows on the rear that will mimic the existing windows for a family room. A mudroom would be added to the side shed. Mr. Pisarski commented that the addition is sensitive to original structure. Mr. Pisarski made a motion to approve; Mr. Riley seconded; all in favor.

VII. Resolutions

- a. None

VIII. Old Business

- a. Vacant Property List Updates - Mr. Lamanteer sent out an email with the vacant properties' updates. Mr. Pisarski expressed the need for all of the properties to be treated consistently. Per Mr. Lamanteer, all of the bank-owned properties are paid for the year. Some are pulling permits and renovating. Per Mr. Lamanteer, a non-response will be pursued in court. Mr. Pisarski would like a quarterly update. Mr. Pisarski asked if the ordinance requires a schedule for remediation? Mr. Lamanteer replied no, but Mr. Pisarski noted that you can submit a plan; some interpretation and clarification is needed. Mr. Lamanteer is keeping dates of contact. Mr. Henry asked that Mr. Lamanteer add those dates onto the spreadsheet. Per Mayor Reinhart, the fire department does not know where all of the open wells are on the vacant properties; Mr. Henry suggests flagging wells and septic on these properties.
- b. Pine Mount Creek – Per Mr. Pisarski, the County received a letter from John DeSimone requesting alternatives for the proposed guiderails for Pine Mount Creek. The County Engineering Department is looking at alternatives. They will be limited because of federal regulations on guiderail design. Wood is not an option. The options will be presented at next month's meeting. Mr. Pisarski will call the State Historic Preservation Office (SHPO) for their input. SHPO has indicated that they want a full review application. The proposal will go to the Planning and Zoning Board first, then to SHPO. Mr. Pisarski noted that this will delay the timeline. Mr. Desimone asked if the if application is time sensitive. Per Mr. Pisarski, it is not; however, physical work cannot commence until it is approved. He also noted that federal guideline regulations change annually.

IX. New Business

- a. Application for Farmland Preservation, Block 18, Lot 35.01
This application came before application before the Planning and Zoning Board at a prior date but subsequently fell apart at a later date for a reason unknown to him. The parcel is 101 acres and is located on the north side of Bacon's Neck Road. The application is CADB approved. The application comports with the Master Plan. Mr. Lamanteer made a motion of support; Mr. Ivanick seconded the motion. All in favor, with Matt Pisarski and Mr. Riley abstaining.

X. Bill Review

- a. \$50 Application fee and \$200 Escrow fee – Cuff, 159 Tindall Island Road, is paid in full.

XI. Public Comment

Mr. Riley motioned to open public comment; Mr. Henry motioned to second, all in favor.

Mr. Carluzzo asked whose name on farmland preservation application and requested agendas be available online sooner.

Mr. Pisarski motioned to close public comment, second by Mr. Riley. All in favor.

XII. Adjournment

Minutes of Regular Meeting
February 3, 2020

Mr. Ivanick motioned to adjourn and Mayor Reinhart second; all in favor.