

**Planning/Zoning Board
TOWNSHIP OF GREENWICH
REORGANIZATION AND REGULAR MEETING
Monday, January 13, 2020 at 7:30 P.M.
1000 Ye Greate Street, Greenwich, New Jersey**

I. Meeting called to order & Open Public Meeting Act

The regular meeting was called to order by John DeSimone 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 South Jersey Times on January 3, 2020.”

II. Flag salute – led by John DeSimone

III. Swearing in of board members

The following board members were sworn in by John DeSimone with the following terms:

Mayor Bill Reinhart, Class I: 1-year term to expire December 31, 2020
Anthony Lamanteer, Class II: 1-year term to expire December 31, 2020
Michael Ivanick, Class IV: 4-term to expire December 31, 2023
Michael Henry, HPC Class A: term to expire December 31, 2023
Debbie Bacon, Alternate 1: 2-year term to expire December 31, 2021

IV. Nomination for Chair – Mr. Ivanick nominated Ms. Watson with Mr. Lamanteer seconding said motion. There being no further nominations, the motion carried, with Michael Henry and Penny Watson abstaining. Absent were Dave Bostwick and Neil Riley.

V. Nomination for Vice-Chair – Ms. Watson nominated Mr. Ivanick, seconded by Mayor Reinhart. There being no further nominations, the motion carried, with Michael Ivanick abstaining. Absent were Dave Bostwick and Neil Riley.

VI. Roll Call:

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

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Debbie Bacon - Present
Matt Pisarski - Present

VII. Appointment of Solicitor – On motion of Mr. Lamanteer, seconded by Mr. Ivanick to appoint Mr. DeSimone to the position of Solicitor to the Board, unanimously carried.

VIII. Appointment of Secretary – On motion of Mr. Ivanick, seconded by Mr. Pisarski to approve Renée Brecht-Mangiafico to the position of Secretary to the Board. The motion carried with eight ayes and one abstention by Mr. Mangiafico.

IX. Setting Meeting Dates

Meeting dates were set for the 1st Monday of the month with the exception of September which will be held on the 2nd Monday of the month due to the holiday (September 14, 2020).

X. Approval of Minutes

November 4, 2019 – The November meetings to be further amended to include “present” on roll call: Mr. Mangiafico, Ms. Bacon, Mayor Reinhart. On motion of Mr. Pisarski, seconded by Mr. Ivanick to approve said minutes with these amendments, carried with two (2) abstentions by Mr. Henry and Mr. Bostwick. The minutes were approved with one (1) abstention by Ms. Watson.

December 2, 2019 – On motion of Mr. Pisarski, seconded by Mr. Ivanick to approve said minutes, unanimously carried.

XI. Resolutions:

Resolution No. 08-2019

RESOLUTION GRANTING CONCEPT APPROVAL TO RESTORE AND TO RECLAIM THE APPLICANT’S SINGLE-FAMILY HOME GRANTING THE REQUEST TO OBTAIN A CERTIFICATE OF APPROPRIATENESS FOR THE APPLICANT’S PROPERTY LOCATED IN THE HISTORIC DISTRICT OF THE TOWNSHIP OF GREENWICH, COUNTY OF CUMBERLAND, STATE OF NEW JERSEY, BLOCK 20, LOT 43 (1033 YE GREATE STREET), GREENWICH, NEW JERSEY

On motion of Mr. Ivanick, and second by Mr. Pisarski, approved with one abstention by Mr. Hedges.

XII. Old Business:

Historic District – possible expansion

Ms. Joan Berkey, township consultant for updating of Historic District plan gave a presentation. She reports that most of the photography has been completed and she will begin writing building descriptions this month. She will be meeting with Andrea Tingey of the State Historic Preservation Office on January 16th to discuss the district and solicit her input. Ms. Berkey's focus in Greenwich previously has been colonial and early American era. Her focus now is post-colonial aspects, up to WWII or possibly even to 1970s depending upon what she finds. She is open to talk with board members.

Mr. Henry inquired as to how far out of existing district is being considered for a possible expansion? Ms. Berkey responded a mile or two, depending upon the dates that are utilized. She said Bacon's Neck, Othello, and other areas may have possible buildings for inclusion, depending on the dates used.

Sustainability Guidelines for Historic Homes

Mr. Henry noted that Mr. Riley had questions at the December 2, 2019 meeting regarding energy savings and historical buildings' windows. Mr. Henry sent out documentation via email that references the Secretary of Interior standards for rehabilitation in a historic district. Ms. Brecht-Mangiafico will put the documentation on the new website.

Vacant Property List Updates

Vacant property list updates – Mr. Pisarski requested that Mr. Lamanteer bring a list of those twenty-four properties to see what current status is. Mr. Lamanteer is submitting this information to township committee at the end of the month and will also email to the Planning and Zoning Board members.

XIII. New Business:

Pine Mount Creek – Mr. Pisarski informed the Planning and Zoning board of a county road repair/improvement, funded with federal money, that falls within historic district. The paving comes down through Othello to Sheppard's Mill and Ye Greate Street. The work in the historic district is all paving with the exception of steel guiderail on all four sides to be installed approaching the bridge abutment. Painting of guidelines on galvanized steel to blend into district has been budgeted. This impacts Bl 4 Lot 11 (Robert Solomon's property). It does not reach driveway but will cross almost entirety of the property owner's front yard.

Ms. Watson asked if the painting will be maintained. Mr. Pisarski is unsure. Another option is to not do that portion in the historic district. Mr. Pisarski noted that it is a situation where the historic streetscape conflicts with modern safety standards. Ms. Watson would like to take photos and look at property. Mr. Pisarski is not sure when they will hear from the State Historic Planning Office (SHPO). The County has requested a staff review, but the SHPO could instead utilize a sites council. Mayor Reinhart asked if Connecticut's Merritt Parkway guardrail configuration were a possibility. Mr. Henry asked if the guardrails would have a shock absorbing terminus; Mr. Pisarski confirmed that they would.

Mr. Ivanick asked if there are plans to do Ye Greate in front of the Office of Emergency Management building and Ms. Watson mentioned the need to remove the crown in that area. Mr. Pisarski would have to check road paving prioritization and noted that the County would like to have Planning work more closely with Engineering in the future on this type of project.

Mr. Pisarski said that the County can't alter the design of the current project at this point. Mr. Henry suggests that a change is likely within the budget since it is a large project. The project has already been bid. Mr. Pisarski suggested board make a recommendation; Mr. Henry expressed concerned that board recommendation may not fit federal engineering requirements.

Mr. Ivanick made a motion to request that the County explore an alternate design evaluation, perhaps with an alternate material, that is more historically acceptable yet meets safety standards uniform design on both sides of the road in both directions. The board expressed that it does want to see protection at the bridge and do not want the boundary moved. Ms. Watson seconded the motion. The motion carried with the following votes:

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

Mr. DeSimone will draft a letter to the County requesting another design recommendation.

XIV. Bill Review: No bills outstanding.

XV. Public Comment:

On motion of Mayor Reinhart, seconded by Mr. Ivanick, to open public comment, motion carried unanimously.

Mr. Jim Carluzzo suggested that a dark brown wooden timber might be an option for the guardrails in the historic district. He also clarified that in the November 2019 meeting, he did not say that anyone was found guilty of ethics violations. Mr. DeSimone explained that the amendment was to correct the published document that was recorded in November minutes. Mr. DeSimone suggested that the record reflect the clarification that Mr. Carluzzo did not imply guilt or liability. The second amendment to the November 2019 minutes should appear in the minutes to this meeting (January 13, 2020) and shall read:

“Mr Carluzzo requested board listened and accepted that he did not say members of board were liable for any unethical conduct. Mr. Caraluzzo made recommendation that meeting minutes be recorded.”

On motion of Mr. Reinhart, seconded by Mr. Ivanick to close public comment, unanimously carried.

XVI. Adjournment:

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

Respectfully submitted,

Renée Brecht-Mangiafico
Secretary