

**Planning/Zoning Board  
TOWNSHIP OF GREENWICH  
REGULAR MEETING  
Monday, March 2, 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 Chairwoman 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 South Jersey Times on January 23, 2020.”

**II. Roll Call:**

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

**Also present:** Mr. DeSimone, Solicitor and Renée Brecht-Mangiafico, Secretary

**III. Flag Salute:** led by Chairwoman Watson

**IV. Approval of Minutes:**

February 3, 2020 – On motion of Mr. Mangiafico, seconded by Mr. Riley to approve said minutes, carried with 1 abstention by Ms. Bacon.

**V. Historic District Research Project**

Chairperson Watson updated the Board on the project for Joan Berkey, Consultant, who was unable to attend this evening. On motion of Mr. Riley, seconded by Mr. Pisarski to enter into the record of the Planning and Zoning Board minutes, carried with no abstentions. Mr. Riley motioned to approve, Mr. Mangiafico seconded, all in favor.

Joan Berkey submitted an invoice for \$1200 for work on the Historic Research project. Mr. Riley motioned to approve to send to Township Committee for payment, Mr. Mangiafico seconded, all in favor.

Mayor Reinhart inquired as to the Ship John and former shucking house as to whether or not these two commercial properties would become historic buildings. He noted that taxes were just recently just paid. Per Chairwoman Watson restrictions don't happen on state or federal level. Mr. Henry commented that no decisions can be made until the research has been completed.

**VI. Applications:**

No applications

**VII. Resolutions:** Resolution No. 1-2020

One spelling correction was noted to be made to change Mudd to Mud. On motion of Mr. Pisarski, and seconded by Mr. Riley to memorialize the resolution, carried with no abstentions.

**VIII. Old Business:**

Vacant Property List Updates – No updates.

Pine Mount Creek – Mr. Pisarski spoke with the County Engineer's office. They have done some research and have contacted their counterpart with the federal Department of Transportation. Their original suggestion of painted galvanized guide rails still stands. If the planning and zoning board does not want the painted galvanized guide rails, then the County will stop the project at the border of the historic district.

Mr. Pisarski reminded the board that SHPO office has indicated that a full application is desired for review. If planning and zoning board does not want the work done on the guide rail it should be noted that there will be no point of application. Mr. Riley wants to know if it creates exposure if not completed; Mr. DeSimone said yes. Mr. Pisarski stated that if the shorter distance works with painted galvanized steel, SHPO would review. The timber option was not well received by the federal government. Mr. Pisarski suggested that another option would require township to do background research and make a specific recommendation to the county engineer.

Mr. Henry suggests that there appears to be documentation published by the State of New Jersey that supports wood as an acceptable option for guide rails in NJ historic districts. Mr. Henry asked if the board could approve it contingent upon it being consistent with NJ Historic guidelines; the bridge warrants protection against accidents that could be mitigated by a guide rail. Both the State and the Federal Highway Administration have designed a layman's review of options complying with historic guidelines. The resolution will state that the guide rails be subject to review by state historic of this documentation. Mr. DeSimone will craft this resolution. Mr. Riley made a motion to approve a guide rail subject to further review of the aforementioned

documentation on guiderails in NJ historic districts. Mr. Henry seconded the motion which carried with one abstention by Mr. Pisarski.

IX. **New Business:** None

X. **Bill Review:** None other than previously addressed invoice from Ms. Berkey.

XI. **Public Comment:** Mr. Riley motioned to close the meeting and open for public comment; Mr. Mangiafico seconded the motion. All were in favor. No comments were offered. Mr. Riley motioned to close public comment; Mr. Mangiafico seconded the motion. All were in favor.

XII. **Adjournment:**

On motion of Mr. Rile, seconded by Mr. Mangiafico to adjourn, the motion unanimously carried.

Respectfully submitted,

Renée Brecht-Mangiafico  
Secretary



*Joan Berkey*  
*Historic Preservation Consultant*

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707 N. Delsea Drive Cape May Court House, NJ 08210-1371 609-861-2208 joan123b@gmail.com

Greenwich Township Planning and Zoning Board  
Cumberland County, New Jersey

**Consultant's Report**  
**Greenwich National Register Historic District**  
**Additional Information and Potential Expansion**

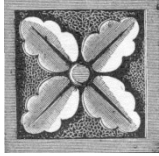
March 2, 2020

As of February 28, 2020, I have completed building descriptions for the east side of Ye Greate Street, Pier Road, Bacon's Neck Road, and most of Sheppard's Mill Road. This represents a total of 85 buildings, which I estimate is about one-half of the buildings within the district and contemplated district expansion. I have yet to do the west side of Ye Greate Street, Park Drive, Market Lane, and Delaware Avenue. This part of the nomination is progressing according to schedule. I should note that as I write these building descriptions, I am also conducting background research on each one because a short (2-3 sentence) history is part of the description.

Penny Watson has suggested that we (your board, me, and Andrea Tingey of the SHPO) consider arguing for national significance as "the most significant extant village of the Quaker settlement of the Delaware Valley." This concept builds on David Hackett Fischer's book, *Albion's Seed*, which examines four British folkways that influenced the settlement of North America—East Anglia and Netherlands to Massachusetts, south of England to Virginia, North Midlands to the Delaware Valley (Quaker migration), and borderlands to the back-country. Andrea is currently reading the book (I read it years ago and will re-read it once the descriptions are done) and she, Penny, and I will discuss the merits of this. I think it has great potential.

Respectfully submitted,

Joan Berkey



*Joan Berkey*  
*Historic Preservation Consultant*

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707 N. Delsea Drive Cape May Court House, NJ 08210-1371 609-861-2208 joan123b@gmail.com

**INVOICE FOR CONSULTING SERVICES  
Greenwich National Register Historic District  
Additional Information and Potential Expansion**

Submitted to:  
Greenwich Township Planning and Zoning Board  
Cumberland County, New Jersey

February 28, 2020

Per the payment schedule on page 5 of the contact:  
“the consultant will invoice the township on a monthly basis from January  
through December 2020”

For work completed in February 2020.....\$1,200.

**Balance Due.....\$1,200.**

**TOWNSHIP OF GREENWICH LAND USE BOARD  
RESOLUTION NO. 1-2020**

**RESOLUTION GRANTING THE APPROVAL TO  
CONSTRUCT AN ADDITION RENOVATING THE  
DWELLING THUS GRANT A 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 25.01,  
LOT 1.01  
(159 TINDALL ISLAND ROAD), GREENWICH, NEW JERSEY**

**WHEREAS**, an application was made to the Greenwich Township Land Use Board by Howard and Diane Cuff, husband and wife, residing at 815 Roadstown Road, Bridgeton, New Jersey, requesting the Board, pursuant to Article 9.4, or the authority granted under the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq., including but not limited to N.J.S.A. 40:55-D-65(i) and 107212, or more commonly referred to by short title of the "Historic Conservation District Regulation Ordinance of the Township of Greenwich" prove and grant a Certificate of Appropriateness; and

**WHEREAS**, the application is intended to obtain a Certificate of Appropriateness is to effectuate and accomplish the protection, enhancement, and perpetuation of the historic buildings, structures, sights, objects, improvement and districts within the Township of Greenwich to historic conservation elements of the Township's Master Plan and to advance safeguarding of the Township of Greenwich by preserving resources satisfying the Secretary of Interior Standards; and

**WHEREAS**, the applicant is desirous to satisfy the standards as published in the U.S. Department of Interior, National Park Service publication entitled, "The Secretary of the Interior Standards for the Treatment of Historic Property", which articulates guidelines for preserving, rehabilitating, restoring, and reconstructing historic buildings. 36 C.F.R. 68 (1995), revised and supplemented from time to time; and

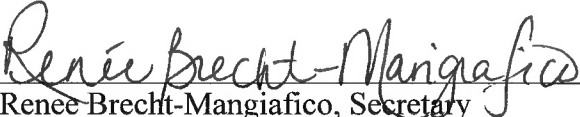
**WHEREAS**, the Board reviewed said application and made the following determination:

1. Restoration of original windows and two windows to be added as to the form, design, and structure of the existing windows.
2. For addition of a mud room to scale consistent with the dwelling house.
3. Any and all renovations described above, and including, but not limited to, this historic site are to follow the standards published by the Secretary of Interior the Standard for the Treatment of Historic Buildings.

4. No site plan was provided with this application which may give rise to the applicant appearing before the Planning/Zoning Board of Adjustment as to the dwelling's addition and setback requirements, and/or any other zoning requirements.

**NOW, THEREFORE, BE IT RESOLVED** by the Greenwich Township Land Use Board, approval is hereby granted for the construction of an addition to renovate the dwelling for Block 25.01 Lot 1.01 (159 Tindall Island Road, Greenwich, New Jersey 08323) at the February 3, 2020 regular meeting of the Township of Greenwich combined Zoning Board of Adjustment.

**ATTESTED:**

  
Renee Brecht-Mangiafico, Secretary  
Greenwich Township Land Use Board

  
Penelope Watson, Chair  
Greenwich Township Land Use Board

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Michael Ivanick, Vice Chair  
Greenwich Township Land Use Board

**VOTED:**  Ay – Yes  
 Nay – No  
 Other