

**Planning/Zoning Board  
TOWNSHIP OF GREENWICH  
REGULAR MEETING  
Monday, May 4, 2020 at 7:30 P.M.  
Zoom Electronic Meeting due to COVID-19**

**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:**

**Present:** Ms. Watson, Mr. Mangiafico, Mayor Reinhart, Mr. Lamanteer, Mr. Ivanick, Mr. Riley, Mr. Henry

**Absent:** Mr. Hedges, Mr. Bostwick, Ms. Bacon, Mr. Pisarski

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

**III. Approval of Minutes:**

April 6, 2020 - On motion of Ivanick, seconded by Ms. Watson to approve said minutes, carried with two abstentions by Mayor Reinhart and Mr. Riley.

**IV. Historic District Research Project**

Joan Berkey, Consultant updated the board on her progress of the historic district research project. The report is attached as part of the official record. The period of significance still to be determined. Ms. Berkey noted she has not been paid for April. Mayor Reinhart requested the invoice be mailed to the treasurer at P.O Box 64. Mr. Henry inquired as to whether or not the condition of the Delaware Avenue workers’ housing is being taking into account. Ms. Berkey stated that though some are in very bad condition but still standing does not negate its period of significance. Mayor Reinhart noted that some properties on Delaware Avenue are bank owned. Ms. Berkey stated that it would not affect national register designation but could make difficult to make them eliminated.

Motion made to accept report invoices by Mr. Riley and Mr. Henry; all were in favor.

**V. Applications:**

Application No. 8-2019 – Historic District Application  
1033 Ye Greate Street – Block 20 Lot 43

Missy Maxwell, architect for the applicant, reviewed the updated drawings showing the exterior elevations, detail sheets for exterior work, and site plan with preliminary information on where additions will go with setbacks, and where potential systems might be located (attached). The need for drawings to stabilize the building while lifted was pointed out. There will be an air barrier between the siding to the studs; it is currently siding to the framing. Dimensions for the rear addition were added; they have worked with Fralinger to complete a septic system plan that has been approved. They are considering cost estimates for both geothermal propane. The main windows in the existing house will be restored. The homeowner is still planning to raise the house eight inches. Current roofing is metal; they will go back to wood shingles on the main building. The addition will use a one-inch standing seam metal roof. Ms. Watson inquired as to the demolition hatching shown on the blueprint for the rear section. Ms. Maxwell responded that they would remove the flooring, which is rotting plywood; replace the framing on both the floors and the roof while maintaining the sidewalls. Ms. Watson inquired if grading up in the front will serve to improve drainage and mitigate the raising of the foundation, to which Ms. Maxwell responded that she would look at. Mr. DeSimone asked if the homeowner would be applying for a minor subdivision, as the distance for setbacks is not showing and the footage to determine structure setback is not shown. He noted that waivers would not be needed; it should be brought to the Planning and Zoning Board under the municipal land use requirements. There are notice requirements for neighbors withing 200'. Either the architectural survey or Fralinger can define the setbacks; an updated ledger/key is required. Ms. Maxwell stated that she can do that, but that it is currently hypothetical. Ms. Maxwell asked if it should be resubmitted with an updated ledger/key; Ms. Watson replied that it would be good to have it on record. Mr. Henry suggested that the mechanical and electric system design may be better placed out of the basement, as groundwater from below in the vicinity has historically been a concern. He noted that perimeter drainage and a sump pump would not necessarily solve the issue. A separate document was supplied with possible vendors for materials and supplies (also attached.)

After review and discussion on motion of Mr. Reinhart, seconded by Mr. Riley to approve the application, unanimously carried.

VI. **Resolutions:** None at this time

VII. **Old Business:**

Vacant Property List Updates – No updates.

VIII. **New Business:**

- a. The board was informed that the new Financial Disclosure Filing deadline is 7/31/20.
- b. 251 Tindall Island Road – Mr. Dave Mednick spoke in reference to his permit to demo the back of house to restore 2 chimneys. According to Mr.

Mednick, this is complete. He noted that they kept the fireplace and chimney in rear structure and saved materials whenever possible. He is unable to confirm original date of construction. It has been sealed up to protect against elements. He will put together plans to rebuild back on same footprint, and try to keep chimney and fireplace and reuse materials when possible. The front of house is stable but not great; the floor joists have termites, and there is dry rot. He says they will need to address the stability of the front of house. Mr. Mednick will provide drawings, hopefully within next month he will try to have foundation plan for board. He will close out demo permit with the construction department.

**IX. Bill Review:**

No other bills.

**X. Public Comment**

On motion of Mr. Riley, seconded by Mr. Ivanick to open to public comment, unanimously carried. No comments were presented by public. On motion of Mr. Riley, seconded by Mr. Lamanteer to close public comment, unanimously carried.

**XI. Adjournment:**

On motion of Mr. Riley, seconded by Mr. Lamanteer to adjourn, 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**  
April 30, 2020

In April, I completed my first edit of Section 7/descriptions, re-reading and editing the descriptions and doing further research for the short history blurbs. I have also written the summary description and the narrative overview description. Until we decide on boundaries and the period of significance, there are still several unknowns that involve total number of buildings/structures/objects and their status--key-contributing, contributing, non-contributing. Once the stay-at-home orders are lifted, I will return to finalize the descriptions and photograph the schools. I'll also resume research at the various historical societies.

To track the numbers of key-contributing, contributing, and non-contributing buildings, structures, and objects, I have started an Excel spreadsheet so the numbers of each can be easily computed. This is important because the nomination form specifically asks for totals and they must be accurate. This spreadsheet will also be useful as it provides a list of every major building or site by historic name, address, block and lot numbers, and nomination number, the latter which will be keyed to district maps.

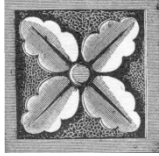
I started writing the "Historic and Supplemental Images" section of the nomination and it is about 75% complete. This section includes historic maps and photographs, of which there are plenty. Penny did an excellent job with the "now" photographs I asked her to take, and I have used them to compile the "then" and "now" photographs for this section. It is so interesting to see how many of the sycamore trees seen in the early photographs are still standing.

Anticipated May tasks: 1. Continue reading the very beefy *Albion's Seed*. 2. Select current photographs, number and name them. 3. Start the bibliography. 4. Continue research for Section 8/Statement of Significance.

I am hoping that by June I will be able to meet with Penny (6' feet apart and with masks on!) to go through the district and tap into her vast knowledge. You are welcome to join us. In June I am also hopeful to meet with Lu Ann de Cunzo, our local archaeologist, to get research and input for that part of the nomination started. And I'll be ready to meet with Andrea Tingey from the SHPO in July to discuss boundaries and significance.

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

April 30, 2020

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

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

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