

**Planning/Zoning Board
TOWNSHIP OF GREENWICH
REGULAR MEETING
Monday, September 14, 2020 at 7:30 P.M.
GoToWebinar 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: Mayor Reinhart, Ms. Watson, Mr. Riley, Mr. Henry, Mr. Mangiafico, Mr. Ivanick, Ms. Bacon, Mr. Lamanteer, Mr. Pisarski

Absent: Mr. Hedges, Mr. Bostwick

Also present: Mr. DeSimone, Solicitor and Renée Brecht-Mangiafico, Secretary; Ted Ritter, Solicitor

Public: Jim Caraluzzo, Joan Berkey

III. Approval of Minutes:

August 3, 2020 – Mayor Reinhardt made a motion to accept the August minutes; Mr. Riley seconded. All in favor with 4 abstentions by Mr. Lamanteer, Ms. Bacon, Mr. Ivanick, and Mr. Pisarski.

IV. Historic District Research Project

Ms. Berkey updated the board on the progress of the historic district research project. The report is attached as part of the official record. Mayor Reinhart inquired as to farmland as historic district and what the effect might be on the value of the land and willingness to be bought. It was noted that 3 houses on Delaware Avenue are bank owned. Per Ms. Berkey, most of the farmland is in farmland preservation program; the recommendation for historic district expansion is a state recommendation. Chairperson Watson confirmed that Delaware Avenue currently does not need to conform to historic district regulations, and that the Planning Zoning Board will need to determine if they want those properties to be reviewed. Mr. DeSimone noted that there are historic preservation groups who purchase properties nationwide who might be interested.

Mr. Riley made motion to accept the report and invoice into the minutes; Mr. Ivanick seconded the motion; all were in favor. Mr. Riley made motion to approve the invoice for payment; Mr. Ivanick seconded the motion; all were in favor.

V. **Applications:**

- 03-2020 884 Ye Greate Street Mr. DeSimone asked if the proposed application meets Department of Interior standards; Mr. Ritter, solicitor for the applicant, confirmed that they do. Mr. Pisarski made a motion to approve the application. Mr. Riley seconded. All were in favor.

VI. **Resolutions:**

None

VII. **Old Business:**

- Vacant Property List Updates-no updates;
- Mr. Lamanteer noted that 663 Ye Greate Street was just purchased and 669 Ye Greate just registered as vacant. Currently there is a transfer on Delaware Avenue being worked on.
- Mr. Lamanteer noted that the contractor for 1033 Ye Greate Street reached out for information about installing a generator on front side of property. The contractor has been advised that he must file an application for approval with the Planning and Zoning Board.

VIII. **New Business:**

The American Littoral Society (ALS) is pursuing a NJ DEP permit for work on various locations along the Delaware Bayshore, including within Greenwich Township. The Township owns property that may be considered for restoration. Mr. DeSimone expressed concerns regarding individual owners, noting that projects outside of the right of way will need proper notice to landowners if it will affect the use of their property. Also raised was the question of how to sign off on the easement.

Mr. DeSimone suggested that we request ALS to schedule to a presentation, specifically to recommend to the township committee to consider having a meeting to share with the community. Mr. Riley motioned, second by Mr. Ivanick that Mr. DeSimone write a letter to the American Littoral Society. All in favor.

IX. **Bill Review:**

None

X. **Public Comment**

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

Adjournment:

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

Respectfully submitted,

Renée Brecht-Mangiafico
Secretary



Joan Berkey
Historic Preservation Consultant

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

August 31, 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 August 2020\$1,200.

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



Jean Berkey
Historic Preservation Consultant

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Greenwich Township Planning and Zoning Board
Cumberland County, New Jersey

Consultant's Report
Greenwich National Register Historic District
Additional Information and Potential Expansion
August 31, 2020

This month I focused my efforts on finishing Section 7 of the nomination which begins with a summary description of the district's physical characteristics, is followed by an in-depth narrative description, and ends with thorough descriptions of each resource (buildings, sites, structures, etc.) organized by block and lot. This is almost 150 pages long and discusses just over 180 resources of which 23 are key and only 13 are non-contributing (built after 1961). There are 133 historic houses. Rather than keep the boundary at the arbitrary 300'-from-the-road line as in the 1972 nomination, Penny, Andrea Tingey from the SHPO, and I agreed that the entire lot of each resource should be included. Also added to section 7 as "contributing sites" are 26 lots containing farmland, woodland, or marshes, but with no structures on them. Portions of all but two of the 26 lots were within the original boundary. Thus, while the boundaries are being greatly expanded, the number of historic resources remains almost the same as in the 1972 nomination with the exception of adding three houses in the Head of Greenwich, one on Park Drive, and five on Delaware Avenue.

I finished the Excel database which is organized by resource number/name/address/block and lot/ and construction date, followed by the specific number of key, contributing, and non-contributing buildings, structures, sites, and objects on each lot. The database makes it easy to tally these and insert the totals into the four-page nomination form.

I also finalized the *Historic and Supplemental Images* section which contains 51 figures composed of historic photographs, maps, and the "before and after" shots Penny helped with several months ago. I also finalized the number of current photographs (94), numbered them, inserted their numbers into the Section 7 document where appropriate, and placed them (two per page) in a Word document as required by the State Historic Preservation Office. I then submitted all, as drafts, to Penny Watson on August 28, 2020 so she can begin a preliminary review.

We are missing original owner's names for most of the more modern buildings (1940s through early 2000) in the village and Penny suggested that I post photos of them, with their addresses, to the Greenwich Facebook page. Perhaps members will have information about them to share with me.

The archaeological component of the nomination is not progressing as fast as I had hoped. Our archaeology consultant, Lu Ann De Cunzo, finally heard back from the two archaeology staffers at the State Office and we learned that there are three registered (meaning identified as having archaeological potential) sites within the district, two along Molly Wheaton Run and one along the Cohansey River. These identifications, however, date back to the 1930s. The two staffers recommended that Lu Ann “visit the collections and archives at the State Museum” to personally assess the artifacts discovered during testing and then determine that the sites contribute to the district. Lu Ann, a professor at the University of Delaware, is presently tied up with the start of a new school year and said she will pursue seeing the artifacts once classes get underway.

I asked Andrea Tingey about their office’s production of the maps that will accompany the nomination and she said they will not make them until the nomination is submitted to their office, has been reviewed, and the proposed boundaries accepted or changed.

This month I finished writing the “historic background” section of Section 8/significance which is an important component because it lays the foundation for the various areas of significance. It is 24 pages long and focuses on Fenwick’s arrival up through the late 20th century. I am now ready to start writing up the areas of significance.

Respectfully submitted,

Jean E. Burkley