

**Planning/Zoning Board
TOWNSHIP OF GREENWICH
REGULAR MEETING
Monday, November 2, 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. Ivanick, Mr. Lamanteer, Mr. Pisarski, Mr. Riley, Mr. Henry, Mr. Mangiafico

Absent: Ms. Bacon, Mr Hedges

Also present: Mr. DeSimone, Solicitor and Renée Brecht-Mangiafico, Secretary
Public: Joan Berkey

III. Approval of Minutes:

October 5, 2020 – Mayor Reinhart made a motion to accept the October minutes; Mr. Pisarski seconded; all were in favor.

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.

Mr. DeSimone requested if the State would object to the Township reviewing the proposal first. Per Ms. Berkey, the State could make recommendations regarding what is proposed to the Township. Ultimately, the State has the final say. Once on the state register, it goes to national (National Park Service in Philadelphia).

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

V. Applications:

- **8-2019 Storm – 1033 Ye Greate Street** Ms. Maxwell stated that the site plan for grading has been submitted for comments as a courtesy. Mr. Melnicove shared the site plan via shared screen. No formal approval was required by the Joint Planning and Zoning Board unless elevation contradicts DOI standards. Applicant may proceed with the ordinary

permitting process. Per Mr. DeSimone, no subsequent resolution is required.

Mayor Reinhart relayed that he received a phone call from Mr. Jim Carluzzo who was unable to access the meeting. Mayor Reinhart relayed Mr. Carluzzo's email address. Secretary Brecht-Mangiafico emailed him the meeting link and Mr. Carluzzo then joined the meeting.

- **4-2020 Newton – 1023 Ye Greate Street** Chairperson Watson noted that the revised sketch with the generator location has been shared with the board members; the tank location and size meets obligations. Mr. Lamanteer agreed. A conditional approval was issued in October, so no subsequent resolution is necessary.
- **5-2020 Hayes – 28 Bacon's Neck Road** – new application to move a 12' x 16' wooden utility building from a previous location in Stowe Creek Township to said location with a 20' side and 15' rear placement. Mr. DeSimone asks if it fits historic building conservation criteria. Mr. Lamanteer will get a picture of the shed for distribution via email. Per Mr. DeSimone, we can do conditional approval. Mr. Riley made a motion for a conditional approval; Mr. Ivanick seconded; all in favor w/ one abstention by Mayor Reinhart.

VI. **Resolutions:**

- None

VII. **Old Business:**

- Vacant Property List Updates –
 - 669 Ye Greate Street went to settlement this morning. Contractor will make repairs.
 - 25 Delaware Ave was purchased. New owner is working on electrical.
 - 9 Delaware Avenue is being looked at by a prospective buyer but needs extensive work;
 - 663 Ye Greate Street is being worked on.
 - The rest are not done. Court session scheduling is difficult right now due to Covid-19. Mr. Lamanteer will talk with Prosecutor for their advice on proceeding.
 - 1157 Bridgeton Road (Newkirk Farms) has not been worked on in the last 18 months; two others of concern are 359 Old Mill Road (Perkins), and 119 Bacon's Neck Road (Griffith).
- American Littoral Society letter – Penny will follow up on this with Mayor Reinhart to schedule a virtual meeting for the public.

VIII. **New Business:**

- Mr. Bostwick submitted his resignation via email from the Joint Planning and Zoning Board due to timing conflicts. Ms. Bacon affirmed interest in moving into a full board position instead of an alternate, leaving two

openings for alternates. The Township committee will make Ms. Bacon's appointment during their next meeting.

- Procedure for applicants to Planning and Zoning Board – Mr. DeSimone suggested the board should consider a checklist of what needs to come in and where it needs to go. Tony can give this checklist to applicants. Tony will circulate one he has used in other townships. Mr. DeSimone will create a draft checklist prior to next meeting and circulate.

IX. Bill Review:

None

X. Public Comment

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

Mr. Carluzzo asked for the update for the historic district since he was unable to access the meeting earlier; Secretary Brecht-Mangiafico offered to email the documentation to him.

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

XI. Resolution 9-2020 Authorizing a Closed Session for the purpose of contract negotiation

- Mr. Lamanteer made a motion, Mr. Henry seconded, all were in favor.

XII. Re-appointment of Board Solicitor - Closed Session

XIII. Public Meeting re-opened

XIV. Adjournment

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

Respectfully submitted,

Renée Brecht-Mangiafico
Secretary



Joan Berkey
Historic Preservation Consultant

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**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

October 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 October 2020\$1,200.

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



Jean Berkey
Historic Preservation Consultant

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
October 30, 2020

The first thing I did this month was to release our original archaeologist, Lu Ann de Cunzo, from our agreement (which she was fine with) and I then hired retired archaeologist Dick Regensburg. I finished writing that section of the nomination—significance under criterion D/archaeology—last week and delivered the draft to him for his review on Monday the 26th. He is currently reviewing it, making comments, and will have it back to me within a week or two. He is very astute and has already made some excellent comments and suggestions for improvement.

In addition to writing that part of section 8/Statement of Significance this month, I also finished writing the following parts:

Criterion A/Agriculture and Industry
Criterion C/Architecture

I have a little bit left to do on Criterion A/Ethnic Heritage, Black which necessitates a return to Lummis Library next Wednesday. I was there two Wednesdays ago, finishing research on the area's agriculture and gathering more information on the Underground Railroad.

The only part of Section 8 remaining to be entirely written is Criterion A/Religion, arguing national significance for Greenwich as the best preserved of the four original Quaker towns (Salem, Burlington, Philadelphia, and Greenwich) founded in the 17th century. I will be writing that section in November. This constitutes a total of ten areas of significance which is four more than originally anticipated.

Other November tasks include ordering and labeling the three sets of 100+ photographs, finishing the bibliography, and writing the boundary justification.

Andrea Tingey, our contact at the State Historic Preservation Office, said via email this month that she would like to review the nomination before it is submitted to the Greenwich Township Planning and Zoning Board. This contradicts the schedule in my contract with you, where I was to submit the nomination to you first. I propose having Penny Watson read it first (she's already read section

7/description), I'll make corrections based on her comments, and then I will submit the nomination to Ms. Tingey. I will make any corrections she suggests, then submit the complete and corrected nomination to your board for your approval.

Respectfully submitted,

Joan E. Butkey