

**Planning/Zoning Board
TOWNSHIP OF GREENWICH
REGULAR MEETING
Monday, February 1, 2021 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 Renée Brecht-Mangiafico, Secretary 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 26, 2021.”

II. Roll Call:

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

Absent: Mr. Hedges, Mr. Pisarski,

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

III. Approval of Minutes:

January 11, 2021 – Mr. Ivanick made a motion to accept the January minutes; Mr. Riley 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. Should be to the State office by the end of the week.

Ms. Watson asked if anyone recalled when the Wood Grocery Store closed. No one knew.

Ms. Berkey confirmed that there is no invoice this month and that the next payment is predicated upon submission.

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

V. Applications:

- **251 Tindall Island Road (Mednick)**– Chairperson Watson received formal drawings today. There are no dormers on the front, and there is a small front porch. Per Ms. Watson, there is enough historic window material remaining to cover the façade. Mr. Riley mad a motion to approve; Mr. Ivanick seconded, all were in favor. Mr. Lamanteer will pass along the

information. Mr. DeSimone will prepare a draft Certificate of Appropriateness this week. Mr. DeSimone does not see any reason for delays.

- **15 Bacons Neck Road** (William & Penny Lee) – Chairperson Watson and Mr. Henry need to recuse themselves. Conditional approval was granted application at the January meeting to replace the existing front porch. The formal application and the fee have since been received and was shared.

VI. **Resolutions:**

Mr. Pisarki made a motion to approve a resolution for 15 Bacon's Neck Road, Mr. Riley seconded. Mr. Ivanick led vote; all were in favor, with two abstentions by Chairperson Watson and Mr Henry.

VII. **Old Business:**

- **Vacant Property List Updates** – Mr. Lamanteer has sent out notices. Property owners have until February 25 to respond; otherwise, they will be cited and taken to court. Mayor Reinhart noted that the Newkirk property has 2 large holes and asked what the procedure to close roof at least temporarily and add it to the tax bill? Mr. Lamanteer says we need to wait for response. Mr Pisarski asked if as of February 25th if the Township can contract to temporarily seal that roof and put a lien on the property for that amount? Mr. Lamanteer says would need to check with Township solicitor. The municipality has the funds to do so per Mayor Reinhart. Matt says should vote on at the March meeting. PZB should make re
Mr. Lamanteer noted that the Perkins house, which was damaged in a fire, also needs to be boarded up or secured in some way.
Mr. Pisarski suggested that if the efforts to secure the Newkirk property are successful, then the board might consider addressing others.
Mr. Pisarski made a motion to recommend to the Township Committee, if the roof is not sealed by Feb. 26, that the Township Committee take action to seal the holes. Mr. Riley seconded; all were in favor.
- **Checklist** –Ms. Brecht-Mangiafico will send out Mr. Lamanteer's documents for review. We will use the current proposed checklist for six months, then re-evaluate.
- **Alternate Class A** - Mayor Reinhart will double check to make sure Mr. Pisarski is on the Township Committee agenda.

VIII. **New Business:**

Pier Road Shucking House - Per Mr. Henry, there has been activity on Market Lane at the old shucking house (the blue warehouse) behind the restaurant. He asked if they had applied for a permit. Mr. Lamanteer replied that they have applied for a permit, that there is a restroom inside. He is unsure what its use will be and noted that it is a large septic. Nothing has been issued yet.

Mayor Reinhard stated that the last commercial use was shipbuilding in the late '50s/early' 60s. Mr. Henry says that it has been vacant for at least 10 years; it

appears that it will be use a commercial area, and thus will need use and site plan. Mr. Lamanteer will check the ownership as it was purchased within the last year.

Chairperson Watson asked if they have road frontage; per Mayor Reinhart, yes, on Pier Road/Market Lane. Mayor Reinhart stated that the septic is already in.

Stormwater - Mr. Pisarski asked about the stormwater ordinance; the changes the DEP require. The adoption date is March 3. It will need to be updated to reflect the newest state model requirements. Mr. Seeley, Township Solicitor, asked Mr. DeSimone to create a draft resolution. Mr. DeSimone noted two options for the Township Committee: either adoption at a public hearing, or Township Committee decision and then present to public. The two issues to be addressed include major development definition and whether the Township Committee will penalize for violations. All of this must take place by March 3.

Mr. Seeley will present the suggestions for vote at the February Township Committee meeting.

IX. Bill Review:

None

X. Public Comment

A motion was made by Mr. Ivanick and seconded by Mr. Riley to open the meeting to public comment. All were in favor.

No public comments were received.

A motion was made by Mr. Lamanteer, Riley and seconded by to close public session. All were in favor.

XI. 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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Greenwich Township Planning and Zoning Board
Cumberland County, New Jersey

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

January 29, 2021

I submitted the Statement of Significance/Section 8 and the Historic and Supplemental Images section to Penny for her review on January 12, 2021 and am awaiting her corrections and comments. Once I have corrected both, I will submit the entire nomination to the State Historic Preservation Office for their review.

Other components of the nomination—Section 7/descriptions, the bibliography, the four-page nomination form, photographs (both in Word and hard copies in sleeves, and the list of property owners—are complete and ready to be mailed.

The boundary justification is written, but the verbal boundary description is awaiting input from the State Historic Preservation Office once the nomination has been reviewed.

Respectfully submitted,

Joan Berkey