

**Planning/Zoning Board  
TOWNSHIP OF GREENWICH  
REGULAR MEETING  
Monday, March 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. Henry, Mr. Mangiafico, Mr. Lamanteer, Mayor Reinhart, Mr. Pisarski, Mr. Reinhart

**Absent:** Ms. Bacon, Mr. Riley

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

**III. Swearing in of Members** Mr. Matt Pisarski was sworn in Class A alternate member.

**IV. Approval of Minutes:**

Minutes for March will be available for the April meeting.

**V. 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. The nomination was submitted on Feb 8<sup>th</sup>. We are waiting for Andrea Tingey to get back to us, which should take about 2 months. About \$200 of the invoice is reimbursement for Dick Regensburg, archaeologist.

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

**VI. Applications:**

- There were no new applications.
- **Rock Haven** was asked several times to appear this evening but did not attend. Per Tony, they will need a site plan and will need to come before the Planning Zoning Board. Mayor Reinhart inquired why they need to

appear. Tony explained that they were changing the use. Per Mr. Henry, the building is considered a development as it is a commercial use, and a change of use, and thus requires a site plan by ordinance. Mr. Pisarski stated that if we do not know the use we do not know if he is in compliance with zoning ordinances.

- **28 Bacon's Neck Road (Hayes)** – Chairperson Watson asked for updates. A building was approved, but the owner wanted to do a build a larger building. There has been no correspondence since January. Mr. Lamanteer will follow up.

VII. **Resolutions:**

None

VIII. **Old Business:**

- **Stormwater Control Ordinances** – per Mayor, the ordinance went to the Township committee. Per Mr. DeSimone, the Township Committee needs to decide several issues: whether penalties can be incurred for violation, and determination of definition of major subdivision. Ms. Garrison, Clerk, was going to have it reviewed and then present it to the Township Committee. The State requires that it must be adopted by March 3, 2021. Mayor Reinhart spoke to Ms. Garrison last week and was under the impression that it would be completed and signed by March 3, 2021. Mr. DeSimone is unsure what the status is. Mr. DeSimone will follow up with a phone call to Ms. Garrison. The Mayor's understanding was that the Township Committee is accepting John's recommendations. Mayor and Mr. DeSimone will follow up with Ms. Garrison. Mr. Pisarski reminded that the ordinance, once passed, needs to be forwarded to the County.
- **Vacant Property List Updates** - Mr. Lamanteer sent out 6 letters in January, with only one response. He spoke with Mr. Vasalo 1157 Bridgeton Road; they have decided to demo the property (Newkirk property). Per Mr. Lamanteer, four are headed to court; one property owner has two properties. He will send letter to tax ascertain which properties are up to date in tax payments. Mr. Lamanteer will continue to work on the other vacant properties, and reminded the board that the court systems are currently inundated. Mr. Pisarski asked about sealing the roof and stabilization requirements to the Newkirk property as was discussed in the February meeting. Per Chairperson Watson, it is not in historic district, so the property owner has the right to demolish it. Mr. Lamanteer confirmed that the property owners are past the deadline in responding, and that the municipality is within our rights to issue citations and take them to court. The municipality did not issue citations last year and take property owners to court due to Covid.
- **Checklist** – Ms. Brecht-Mangiafico will forward Mr. Lamanteer's documents for board review.
- **Future Virtual Meeting** – Ms. Brecht-Mangiafico alerted the Planning-Zoning Board that the link for meetings will remain the same for future meetings.

**IX. New Business:**

- Resignation of Alan Hedges
- Mr. Pisarski is a Class A alternate; the suggestion was made that Mr. Pisarski should be a full member, and an alternate Class A member, per Mr. De Simone. Planning Zoning board recommendation was made to present to the Township Committee: Mayor Reinhart motioned; Mr. Riley second; all were in favor.
- Mayor Reinhart believes he knows a resident that may be interested in serving as an alternate (Michelle Seravean). He will follow up.
- Mr. Lamanteer stated that Pier Road property will be changing addresses: the restaurant will be 4 Pier Rd. The new warehouse will be 6 Pier Road. Marina will be 2 Pier Road. The County has approved septic system.

**X. Bill Review:**

None

**XI. Public Comment**

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

No public comments were received.

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

**XII. Adjournment**

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

Respectfully submitted,

Renée Brecht-Mangiafico  
Secretary