

Planning/Zoning Board
TOWNSHIP OF GREENWICH
REGULAR MEETING
Monday, January 11, 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 3, 2021.”

- II. Swearing-In Appointments – Mr. DeSimone explained procedure and administered the Oath of Office to the board. There were no objections. The following members were sworn in:
- Mr. Reinhart, Class 1 Member, 1 year term
 - Mr. Lamanteer, 1 year
 - Ms. Bacon, Class 4, term until 2022
 - Mr. Riley, Class 4, term until 20
 - Mr. Mangiafico, Class 4, term until 20
 - Mr. Henry, Class A, term until 2023
 - Alternate, Mr. Pisarski, term until 2021
 - 3 vacancies
- III. Secretary Renée Brecht-Mangiafico opened the floor for nominations for Chairperson. Mr. Ivanick nominated Ms. Watson for Chairperson, seconded by Mr. Riley. All were in favor.
- IV. Nomination for Vice-Chairperson First by Mr. Riley nominated Mr. Ivanick for Vice-Chairperson, second by Ms. Watson. All in favor.
- V. **Roll Call:**

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

Absent: Mr. Lamanteer, Mr. Hedges

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

- VI. **Appointment of Solicitor** – Mr. Reinhart made a motion approve the appointment of Mr. DeSimone as solicitor; Mr. Riley 2nd, all were in favor.
- VII. **Appointment of Secretary** – Mr. Riley made a motion to approve the appointment of Renée Brecht-Mangiafico as secretary – Mr. Riley 2nd, with one abstention by Mr. Mangiafico.
- VIII. **Setting Meeting Dates** – Meetings will be held on the first Monday of February through December with the exception of September, which will be held on

September 13th. Mr. Riley made a motion to accept these dates. Mr. Ivanick seconded, and all were in favor.

IX. Approval of Minutes:

December 7, 2020 – Mr. Riley made a motion to accept the December minutes; Mr. Ivanick seconded; all were in favor with abstentions by Ms. Bacon and Mr. Pisarski.

X. 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. Ms. Berkey noted that Ambury Hill Cemetery has been included in the report.

Per Ms. Berkey, once completed, Chairperson Watson will make her edits. Following this, the report will be sent to the State to review. There are a total of 9 areas for nomination, including two of national significance, and one of state significance. Mr. Henry asked for the process The State will review the nomination and send back any suggested corrections. Once those are made, the State Review Board for historic sites. Because they are meeting only three times a year, this part of the process may take six to eight months. They will also review and make corrections and comments that will be incorporated. At this point it would be submitted to the State to be placed on the state register for historic places. It would then be submitted to the National Park Service to be placed on the national register for historic places. This will take about a year.

Mr. Henry inquired as to when the Planning Zoning Board and public would see the report. Ms. Berkey stated that would happen after Andrea Tingey at the State sees it and makes correction, and Ms. Berkey has incorporated those changes. It will then be submitted the Planning Zoning Board for review, and a public meeting due to the number of property owners involved. It will likely be virtual. It will then go to the State Review Board.

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

XI. Applications:

- 251 Tindall Island Road – Mr. David Mednick has submitted drawings. The Board has received those drawings; however, he is going to revise the drawings. They will likely propose 2-3 dormers on the front of the house; back will remain as the most recent plan indicates. He believes this will be completed for the February meeting. The windows will not be seen from street; however, Chairperson Watson would like to see window plans. Some windows were salvaged when the back of the house was demolished. Ms. Watson suggested she could meet him on site on Wednesday. Mr. Mednick has preliminary approval for footers in foundation to stabilize house. However, there is no application on file with the Planning Zoning Board. Mr. Henry suggested that the window

information be documented in the application. Mr. DeSimone explained that application for appropriateness is historic; versus the zoning approval; and there are two separate sets of rules. Mr. Mednick requested clarification as to the certificate of historic appropriateness and what he still needs. Mr. Henry stated that two, three, or no dormers would be appropriate. Mr. Mednick noted that he has uncovered a significant amount of termite and water and beetle damage, on first floor in particular. He would like to keep as much original timber as possible, but will need to sister some of the floor joists. Mr. DeSimone recommended the documentation by the Secretary of Interior Standards for Treatment of Historic Property which is available on the Township website. Mr. Henry explained the jurisdiction of the Planning and Zoning Board is for the exterior of the building only, though he is willing to give advice on interior historic standards if Mr. Mednick desires. Ms. Watsons will address question on the wood exterior when she meets Mr. Mednick on Wednesday. She requested that the property be placed on the February agenda.

- 5 Bacons Neck Road. Mr. Lee submitted drawing for his front porch expansion. Ms. Lee will drop off application and fee to Ms. Mangiafico. Mr. Henry requested the opinion from the solicitor as to whether or not he and Ms. Watson should recuse themselves from this matter, as the property is directly behind the Wood House. The Watson & Henry architectural firm has approval to have its offices in the Wood House. Mr. DeSimone concurred. Any suggestions as historic architectural professionals may be expressed as opinions to Mr. DeSimone. Mr. Henry and Mayor Reinhart expressed that the Township Committee should appoint Mr. Pisarski as an alternate Class A member.

Vice-Chairperson Ivanick reviewed the drawing with Ms. Lee. Ms. Lee stated that they would like to remove the current small front porch and replace with full porch that would be the width of the house. Currently the overhang is so low that they cannot open the door completely. They would like to remove it and rebuild it wider and higher so that the door will open completely. They have already submitted two images.

Mr. Ivanick asked if there were any questions regarding the historic appropriateness or architecture of the proposal. Matt Pisarski asked for the estimated date of construction for house. Ms. Lee believes it was late 1800s or early 1900s. Per Mr. Henry, the house was originally built by George Wood as cranberry packing and sorting house. The bogs were sold around 1911. It is possible, and likely, that this house has been a residence longer than it was a packing and sorting house.

Ms. Watson asked about the tall windows on the 1st floor in front; would the roof will land on building above the windows? Per Ms. Lee, that it would land between the floors. Mr. Pisarski asked what material would be used for the porch floor. Ms. Lee stated that it would be a composite decking with a tin roof.

Ms. Brecht-Mangiafico noted that we do not have a formal application. Ms. Lee did not realize the contractor had not submitted it, and will make sure it is submitted.

Mr. Pisarski asked Ms. Watson and Mr. Henry if composite is acceptable for replacement material. Mr. Henry suggested that the thinner profiled composite, that is tongue and groove, is more appropriate than the thicker material for an historical porch.

Mr. Pisarski would like to clarify that the thinner composite, tongue and groove, is what will be used. Additionally, the front façade should have the composite ends covered to hide the groove; i.e., a “miter picture frame” per Mr. Henry. These two should be conditions for approval. Ms. Lee stated this was agreeable.

Mr. Pisarski stated for the record that the Planning Zoning Board is being more lenient with this proposal because it is a significant alteration to front porch of a building not originally constructed as a residence. If it were an in-kind replacement, original materials would be more appropriate.

Mr. Henry noted brackets on the side of the columns on the images that had been submitted. Straight columns would be more appropriate. There may need railing depending upon height of porch. Per Ms. Watson, the contractor spoke with her and state it will be less than 30', so no railing will be required.

Mr. Riley made a motion for conditional approval given that the thinner tongue and groove composite is utilized, a miter picture frame is utilized, the columns be straight and have no brackets; and that the fee and application be submitted. Mr. Pisarski 2nd Pisarski; all in favor with 2 abstentions, by Chairperson Watson and Mr. Henry.

XII. Resolutions:

RESOLUTION 1-2013 RESOLUTION GRANTING SUBDIVISION APPROVAL WITH BULK VARIANCE AND WAIVERS TO ALAN R. and KATHLEEN FENIMORE BLOCK 5, LOT 10.02

Per Mr. Simone, this resolution was approved in 2013 but never signed. It needs to be signed. However, the board members have changed. The signators have changed and the resolution will be signed by 2021 members with authority on a 2013 approved recorded, reflected in minutes. The only change is the signatures. The deeds were prepared 2013 and will also require 2021 signatures. The house cannot be sold without septic certifications from the County Health Department. The owner is up to date on this process.

Mayor Reinhart inquired as to whether or not it is divided into two lots, and will each have its own septic? Mr. DeSimone stated that the deeds call for 2 separate lots. Both have their own septic system. Per Ms. Watson both will need to be rebuilt if sold, as they do not meet current standards. Mayor Reinhart asked if the two properties would go back onto the tax roll. Ms. Watson believes they have been on the tax roll for the last three years. Mr. DeSimone confirmed that they are two separate lots. Mr. Desimone will send the original file to the Board Secretary.

Stormwater resolution – Mr. DeSimone explained that in March 2020 the NJDEP sent out their model stormwater control ordinance for municipalities and gave them one year to adopt the model stormwater ordinance. The model ordinance is subject to review by engineers and solicitors. Mr. Desimone discussed with the Township Engineer, Fralinger. There are noted 3 major categories pertinent to Greenwich. First, the model ordinance allows a provision for penalties when one doesn't comply or a major development comes in and stormwater basins or other features are not properly installed. On the amended ordinances, the municipality may leave out that component upon adoption if they choose.

Second is the definition as to major development. If a township does not want to discourage development, they should select the minimum standard described on page 6 of the model ordinance.

However, if a municipality has adopted **NJAC 7:8-1.2**, which is a stricter standard, the State recommends that the municipality does not select the minimal standard. Mr. DeSimone also recalled a recent discussion on width of 200' versus 250'.

Third, the model ordinance has a provision where the municipality can enter the number of the ordinance. Mr. DeSimone explained that codification is taking place right now, so the ordinance number will be blank right now.

Mr. DeSimone explained that the Planning Board needs to make a recommendation to the Township Committee

Mr DeSimone spoke with the Township Solicitor who requested that it be put into a resolution recommending that the Township Committee adopt the ordinance, at which point the public will have an opportunity to comment. Ms. Watson clarified that three lots, not dependent upon acreage, are considered a major development under the Township's current ordinances. The Township will need to decide the definition of major development and also whether or not Township would like to penalize violations.

Mr. Riley made 1st motion, Mr. Ivanick 2nd to pass a resolution to recommend the Township Committee adopt the ordinance, all in favor.

XIII. **Old Business:**

- Vacant Property List Updates – No updates
- Checklist – Ms. Mangiafico will follow up with Ms. Watson as to the status of the proposed checklist for applicants. This will be placed on the February agenda, and emailed to board members for their comments.

XIV. **New Business:**

None

XV. **Bill Review:**

None

XVI. **Public Comment**

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

No public comments were received.

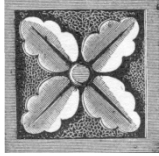
A motion was made by Mr. Riley and seconded by Ms. Watson to close public session. All were in favor.

XVII. **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

December 31, 2020

I am happy to report that I am doing my final edits on Section 8/Statement of Significance. The archaeology significance section is complete, and I am very pleased with archaeologist Dick Regensburg's input, comments, and corrections. He and I visited the Woodruff collection at the Bridgeton Library this month; I photographed some of the artifacts we found there and have used several photos in the nomination. The state archaeologist also took photographs of artifacts found at the site in the 1940s and I am using a few of those in the nomination as well. I anticipate submitting Section 8 to Penny mid-January. After her review, I will make the corrections she suggests and send the entire nomination to the State Historic Preservation Office.

Other pieces of the nomination are also complete and include the bibliography, the Historic and Supplemental Images section, the four-page registration form, and section 7/descriptions. The photographs have been labeled and are ready to be put in archival sleeves. I still have to write the boundary justification. The township's tax assessor has prepared a list of the owners of the blocks/lots within the district and that will be included with the nomination submitted to the State Historic Preservation Office.

Respectfully submitted,

Joan Berkey



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

December 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 December 2020\$1,200.

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