

**Planning/Zoning Board
TOWNSHIP OF GREENWICH
REGULAR MEETING
Monday, August 2, 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. Mangiafico, Mr. Lamanteer, Mayor Reinhart, Mr. Pisarski, Ms. Bacon, Mr. Riley

Absent: Mr. Henry, Mr. Lamanteer

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

III. Approval of Minutes:

Mr. Pisarski made a motion to accept the June minutes; Mr. Ivanick seconded; all in favor.

Mr. Ivanick made a motion to accept the July minutes; Mr. Pisarski seconded; all in favor with two abstentions by Mr. Riley and Mr. Reinhart.

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 confirmed that the Township Committee will cover the cost of mailings for the public meeting.

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

V. Applications:

There were no applications.

Mr. Reinhart inquired as to the arrears on the escrow of an application. Ms. Brecht-Mangiafico stated that she would follow up, and asked Mr. DeSimone to confirm that there were no further charges on that account, which he confirmed. Ms. Mangiafico requested that she have a copy of any pertinent invoices, and any bills related to escrow and Planning Zoning Board.

VI. Resolutions

There were no resolutions.

VII. **Old Business:**

- **Vacant Property List Updates**

Mr. Lamanteer was not in attendance, and no report was submitted.

- **Potential alternate board member**

Per Mayor Reinhart, will try to make this appointment a priority.

VIII. **New Business:**

- **Preserved Farmland Project Areas**

Per Mr. Pisarski, the County is in the process of updating the County's Comprehensive Farmland Plan. It is generally updated every ten years. The County is trying to reduce the targeted areas and the parcels and concentrate on more strategic parcels. Nearly 220 permanently preserved, 22,000 acres are currently preserved in the County.

The County has requested that the Planning Zoning Board review the targeted farms marked in yellow to consider whether or not any of them should be removed for potential future development. Ms. Watson asked how this map corresponds with the Flood Plain maps. Mr. Pisarski explained that areas further north in the municipality, such as the Springtown area, may be considered for potential future development, while areas in the south, which are more prone to flooding, might remain as targeted parcels for preservation.

Ms. Watson inquired what the procedure would be for an individual wishing to preserve property that is not targeted for preservation. Mr. Pisarski explained that the County Agricultural Board would review the application and criteria and make a determination as to whether the farm scores high enough to be considered in the annual review process. If the County Agricultural Board felt the property scored high enough, they would bring it to the Planning Zoning Board for its approval prior to going through with the appraisal process.

Mr. Pisarski recommended review of the map of the Greenwich Project Area, which shows the boundaries of the project area where monies are eligible. Yellow parcels are targeted parcels. The plan should be completed by the end of the calendar year, so there are a couple of months to consider. Mr. Reinhart stated that it was his belief that about 63% of the Township is preserved; Mr. Pisarski stated that was probably correct.

- **New 911 Communication Tower**

The Planning Zoning Board has received an inquiry about the possibility of a new 911 Communication Tower. Mr. Desimone recommended that the Board not get too involved in the discussion about the potential new 911 wireless (cell) tower until there is a proposal that includes a potential location and height for the tower. There was a discussion about the potential to use the tower at Morris-Goodwin school for 911 use. There is a recollection that Verizon had offered this when the tower was installed. Ms. Watson will reach out to County Administrator Kim Wood, Deputy County Administrator Jody Hirata, and County Solicitor John Carr to get more information about the proposed 911 tower, and if there would be a benefit for Morris-Goodwin school if the tower there were expanded with new 911 equipment.

IX. **Bill Review:**

There were no bill reviews.

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. Ivanick and seconded by Mr. Riley to close public session. All were in favor.

XI. **Adjournment**

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

Respectfully submitted,

Renée Brecht-Mangiafico
Secretary