

**Planning/Zoning Board
TOWNSHIP OF GREENWICH
REGULAR MEETING
Monday, September 13, 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 Penelope Watson, Chairperson, 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. Pisarski, Mr. Riley,
Absent: Mayor Reinhart, Mr. Lamanteer, Ms. Bacon
Also present: Mr. DeSimone, Solicitor and Renée Brecht-Mangiafico, Secretary
Public: Joan Berkey, Jim Caruluzzo, Committeeman Mark Werley

III. Approval of Minutes

Mr. Pisarski clarified that the August minutes should state “220 farms permanently preserved in the County”.

Mr. Pisarski made a motion to accept the August minutes with this change; 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.

The Public Meeting is scheduled for October 12th at 7 p.m. Per Chairperson Watson, a letter will be sent to all property owners whose properties are in the Historic district, or may be affected by a change in the nomination. The letter will include an FAQ page and a cover letter. The capacity of the Township’s GoToMeeting plan will be increased for the duration of a month in order to accommodate the possibility that attendees for that meeting may exceed that of our current plan. The letters will be mailed after the State has posted the link to the nomination. The information will also be posted on the Township website and the Township FaceBook page. Ms. Watson noted that the individuals will have the ability to submit questions in advance as well. Ms. Berkey will give a PowerPoint presentation about the history and areas of significance. She will also briefly discuss archaeology but identifying locations will be omitted. State Historic Preservation Office staff will also be in attendance.

Mr. Henry asked who would manage the queue of questions; Ms. Brecht-Mangiafico noted that either she or Mr. Mangiafico could handle the queue during the meeting.

Mr. Werley asked how residents would participate if they do not have internet; Mr. Mangiafico replied that they can call in by phone.

Mr. Henry asked if the Township Committee was still meeting virtually; Mr. Werley replied that they are not. The Township Committee returned to in person meetings about three months ago, with an average attendance of 2 people in the audience. Mr. Henry noted concerns with an in person meeting for the purpose of the Historical District nomination as to masks and social distancing. Mr. Werley assured everyone that the Board of Education would require masks, and that the school would be cleaned per regulation.

Residents will be advised to contact Ms. Brecht-Mangiafico in advance if they need accommodations for lack of internet access.

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

V. **Applications:**

623 Ye Greate Street, Joseph Felcone

Mr. Felcone has requested approval to replace the roof with a different material on his property at 623 Ye Greate Street.

Mr. Pisarski recused himself due to being a neighbor of the applicant.

The current roof has only been there about 20 years, per Chairperson Watson. Ms. Brecht-Mangiafico will request that Mr. Felcone submit a brochure indicating the selection of roof materials.

Mr. Riley made a motion to approve the application conditional to approval by the historical committee of the material to be used, seconded Mr. Henry, all in favor with the exception of Mr. Pisarski, who recused himself.

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 Mr. Werley, this has not yet been on the Township Committee agenda. He will email the Clerk, Ms. Garrison, and have it put on the agenda for next week.

- **Preserved Farmland Project Areas**

Per Mr. Pisarski, the County plans to update this information by the end of the calendar year. Any proposed edits by the Planning Zoning Board should be completed by the next meeting. Mr. Riley, Mr. Ivanick, and Mr. Henry will review and report their suggestions back at the next meeting, which is in October.

VIII. **New Business:**

A subcommittee including Chairperson Watson, Mr. Mangiafico, and Mr. Riley will examine escrow fees and make any recommendations to update those fees. Ms.

Brecht-Mangiafico will research fees of other municipalities and send that research to the subcommittee.

IX. **Bill Review:**

There were no bills to review.

X. **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 Mr. Ivanick to close the 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