

Planning/Zoning Board  
TOWNSHIP OF GREENWICH  
REGULAR MEETING  
Monday, October 4, 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, Ms. Serabian, Ms. Bacon

Absent: Mr. Mangiafico, Mr. Riley, Mayor Reinhart

Also present: Mr. DeSimone, Solicitor and Renée Brecht-Mangiafico, Secretary

Public: Joan Berkey, Jim Caruluzzo, Miranda McCeig

III. Approval of Minutes

Mr. Pisarski made a motion to accept the August minutes with this change; Mr. Ivanick seconded; all were in favor, with one abstention by Ms. Bacon.

IV. Swearing in of New Member

Mr. DeSimone administered the oath of office for Ms. Michelle Serabian, who was installed as a new alternate member of the Greenwich Planning and Zoning Board.

V. Historic District Research Project

Ms. Berkey updated the board on the progress of the historic district research project general meeting. The Public Meeting is scheduled for October 12th at 7 p.m. Over 190 letters have been sent to residents regarding the nomination. So far, both positive and negative feedback has been received. There are concerns as to residents having correct information regarding taxes and other issues.

Ms. Berkey presented the powerpoint to the Township Committee, and it was received well. Once the presentation is given to the general public on October 12th, the powerpoint can be placed on the Township website. Ms. Mangiafico will tend email and text requests to ask questions Mr. Henry stressed the importance of entertaining questions and Mr. DeSimone stressed that this would be an informal general public meeting, not a Planning Zoning Board meeting. Ten property owners would be added to district; those property owners will receive certified letters from the State Historic Preservation Office, and will be given the opportunity to vote on whether or not the properties will be added to the Historic District.

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

VI. Applications:

- None

VII. Resolutions

The final resolution 08-2021, for a Certificate of Appropriateness for Block 4, Lot 12, owned by Joseph and Linda Felcone, for replacement of a roof, was presented for approval. Mr. Henry noted that the proposed shingles are acceptable.

TOWNSHIP OF GREENWICH LAND USE BOARD  
RESOLUTION NO. 08-2021

TO OBTAIN A CERTIFICATE OF APPROPRIATENESS FOR THE APPLICANT'S  
PROPERTY LOCATED IN THE HISTORIC DISTRICT OF THE TOWNSHIP OF  
GREENWICH, COUNTY OF CUMBERLAND, STATE OF NEW JERSEY, BLOCK 4, LOT  
12,  
(612 YE GREATE STREET), GREENWICH, NEW JERSEY

WHEREAS, an application was made to the Greenwich Township Land Use Board by Joseph and Linda Felcone located at 612 Ye Greate Street, requesting the Board, pursuant to Article 9.4, or the authority granted under the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq., including but not limited to N.J.S.A. 40:55-D-65(i) and 107212, or more commonly referred to by short title of the "Historic Conservation District Regulation Ordinance of the Township of Greenwich" prove and grant a Certificate of Appropriateness; and

WHEREAS, the application is intended to obtain a Certificate of Appropriateness is to effectuate and accomplish the protection, enhancement, and perpetuation of the historic buildings, structures, sights, objects, improvement and districts within the Township of Greenwich to historic conservation elements of the Township's Master Plan and to advance safeguarding of the Township of Greenwich by preserving resources satisfying the Secretary of Interior Standards; and

WHEREAS, the applicant is desirous to satisfy the standards as published in the U.S. Department of Interior, National Park Service publication entitled, "The Secretary of the Interior Standards for the Treatment of Historic Property", which articulates guidelines for preserving, rehabilitating, restoring, and reconstructing historic buildings. 36 C.F.R. 68 (1995), revised and supplemented from time to time; and

WHEREAS, the Board reviewed said application and made the following determination:

1. The Applicants are making application before the Board for permission to replace a cedar shake roof that is considered a temporary structure;
2. The Applicants are proposing a high-definition architectural shingle roof is in color and in definition the most visually pleasing replacement without the problems of the cedar shake roof.

3. The Board has approved the application subject to the Applicants returning to the Historic Conservation Committee for Greenwich no later than September 28, 2021 with their presentation of the brochure of the new roofing and/or an actual sample of the roofing to be used, to be reviewed and accepted by the Historical Conservation Committee for Greenwich.

Mr. Henry made a motion to approve the resolution, seconded Mr. Ivanick, all in favor with the exception of Mr. Pisarski, who recused himself.

#### VIII. Old Business:

- Vacant Property List Updates

No report was submitted.

- Preserved Farmland Project Areas Recommendations

Mr. Ivanick noted that Mr. Henry gave perspective as to which properties might be kept. The subcommittee will meet in person. Mr. Pisarski agreed with large productive fields, large viewsheds from roadways, or having large roadside frontages that are easy to subdivide into 6 acre lots without building roads, and portions along road frontages that are not already in the 500 year flood zone. Some parcels may be added and others removed from the target areas.

If the subcommittee can meet prior to the November meeting, they should be able to have the maps ready for the board to review. Mr. Ivanick will coordinate a date for that subcommittee to meet.

- Subcommittee to examine escrow fees

This committee has not yet met. Ms. Mangiafico is researching other township's fees.

#### IX. New Business:

Ms. Watson noted that the new Zoning Officer is Steve Desario. Ms. Mangiafico stated that he will not be on the Planning Zoning Board. Ms. Watson expressed concern that Mr. Ivanick asked whose decision it was that he would not serve on the Board; Ms. Mangiafico stated that she believed it was a condition of his employment. Mr. Ivanick inquired as to his qualifications; Ms. Mangiafico replied that he is well qualified and works in Downe Township. Ms. Mangiafico does not yet have his contact information. Mr. Henry said that although Mr. Desario may not attend meetings, it does not mean that there cannot be communication. He recommended reaching out to Mr. Desario by email explaining the special requirements he will experience in the Historic District, and also request a report in advance of each month's meeting of any zoning permits or construction permits that have passed through his office, and that permits for work in the Historic District cannot be issued without coming before the Historic component of the Planning and Zoning Board. Mr. Henry suggested that the same email or letter be sent to the Construction Code Official as well. Ms. Watson asked if Mr. Desario would drive around the Township looking for activity had not been informed of, or whether or not he would be relying only on applications; Ms. Mangiafico said that she did not know.

#### X. Bill Review:

There were no bills to review.

XI. Public Comment

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

XII. Adjournment

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

Respectfully submitted,

Renée Brecht-Mangiafico  
Secretary