

Planning/Zoning Board
TOWNSHIP OF GREENWICH
REGULAR MEETING
Monday, January 10, 2022 at 7:30 P.M.
Zoom Electronic Meeting due to COVID-19

I. Meeting called to order & Open Public Meeting Act:

The reorganization 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, 2022.”

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:

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|---------------------------------------|----------|
| CLASS I MEMBER | |
| Mayor Reinhart | 12/31/22 |
| CLASS II MEMBER | |
| (1 Year Term) | |
| Salvatore Mangiafico, Env. Comm. | 12/31/22 |
| CLASS IV MEMBER | |
| (4 Year Term) | |
| Michael Ivanick | 12/31/23 |
| Deborah Bacon | 12/31/22 |
| Neil Riley | 12/31/24 |
| Michael Henry, HPC Class A | 12/31/23 |
| Penelope Watson, HPC Class B | 12/31/24 |
| Neal Sheppard, Alternate I (Two Year) | 12/31/23 |

III. Roll Call:

Present: Mr. Ivanick, Mr. Henry, Mr. Mangiafico, Ms. Serabian, Ms. Bacon, Mr. Riley, Mr. Mangiafico, (Mayor Reinhart, later, leaving early), Ms. Watson, Neal Sheppard, (Mr. Pisarski, later)

Absent: Ms. Serabian

Also present: Renée Brecht-Mangiafico, Secretary, John DeSimone, esq

Public: Jim Caruluzzo

IV. Nomination for Chairperson

Mr. DeSimone requested nominations for Chairperson. Mr. Ivanick nominated Ms. Watson as Chairperson; seconded by Mr. Riley. All were in favor.

V. Nomination for Vice-Chairperson

Ms. Watson requested nominations for Vice-Chair. Mr. Ivanick nominated Mr. Riley; seconded by Ms. Watson.

Committeeman Reinhart excused himself for a fire department emergency call. All those remaining were in favor.

VI. Appointment of Solicitor

Mr. Henry moved for the appointment of John DeSimone as solicitor; Mr. Ivanick seconded. All were in favor.

VII. Appointment of Secretary

Mr. Riley moved for the appointment of Renée Brecht-Mangiafico as secretary; Mr. Ivanick seconded. The vote was unanimous with one abstention by Mr. Mangiafico.

VIII. Setting Meeting Dates

Meetings will be held at 7 pm on the first Monday of each month with the exception of July 11 and September 12. Mr. Riley moved; Mr. Ivanick seconded; all were in favor.

IX. Approval of Minutes

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

X. Historic District Research Project

Ms. Berkey reviewed her report. Mr. Henry made a motion to accept the report into the minutes; Ms. Watson seconded; all in favor. Mr. Ivanick made a motion, seconded by Mr. Henry, to pay the invoice; passed unanimously.

V. Applications:

There were no applications to consider.

VI. Resolutions

There were no resolutions to consider.

VII. Old Business:

Per Chairperson Watson and Mr. Mangiafico, the subcommittee is still considering Escrow Fees Recommendations and will submit their recommendations for the next meeting.

VIII. New Business:

IX. Bill Review:

There were no bills to review.

X. Public Comment

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

Mr. Don Elfreth requested information on Block 4 Lot 47 and its buildability, and was assured that 1.75 acres is sufficient for construction of a house. Mr. Elfreth inquired as to the minimum square footage for a house. Ms. Watson suggested that a variance could be used if the house is smaller than standard. Mr. Elfreth noted that he was considering a 2 story 900-1000 square foot building (salt box with a concrete extension). Mr. Henry stated that the minimum is 1050 square feet for a one-story building. Mr. Elfreth inquired as to the minimum for a story and a half or two-story building. Mr. Henry stated that there is no listing for a story and a half, but that a two story is 1800 square feet. Ms. Watson noted that there are a number of historical homes that are smaller than the minimum. Mr. DeSimone suggested attention to setbacks as well as size and structure; and that Mr. Elfreth should come before the board with a preliminary presentation if he wishes to build either smaller or larger than the schedule permits.

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

XI. Swearing in

Mr. DeSimone swore in Mr. Matt Pisarski, Class IV member.

XII. Adjournment

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

Respectfully submitted,

Renée Brecht-Mangiafico
Secretary