

Planning/Zoning Board
TOWNSHIP OF GREENWICH
REGULAR MEETING
Monday, March 7, 2022 at 7:00 P.M.

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

The meeting was called to order by Chairman Watson 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 30, 2022.”

II. Swearing In:

Mr. DeSimone swore in Michelle Serabian as Class IV member.

III. Roll Call:

Present: Mr. Ivanick, Ms. Serabian, Mr. Mangiafico, Mr. Riley, Mr. Mangiafico, Mayor Reinhart, Ms. Watson, Mr. Pisarski, Mr. Sheppard (arriving late)

Absent: Mr. Henry, Ms. Bacon

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

IV. Approval of Minutes

Mr. Riley made a motion to accept the minutes with amended dates and spellings; Mr. Ivanick seconded; all were in favor with one abstention by Mr. Pisarski.

V. Historic Report

Joan Berkey received an email from Andrea Tingey of SHPO who noted a reorganization within the organization. The needed signatures for the will now need to come from the Assistant Commissioner of the Community Investment of the NJDEP. Greenwich application is at the top of the list for signing.

VI. Applications:

There were no applications to consider.

VII. Resolutions

There were no resolutions to consider.

VIII. Old Business:

Escrow Fees: Ms. Watson submitted proposed application and escrow fees in the form of the 1978 ordinance cleaned up, utilizing Upper Deerfield rates as a model, with the addition of Certificate of Appropriateness. Ms. Watson noted that she added a seventh criteria: the impact on historic conservation district, state and national register districts, historically and archeologically significant sites as defined by the Environmental Resource Inventory. Mr. Pisarski expressed concern that the added criteria would be difficult to enforce due to the vagueness of the maps. Section 106 of National

Preservation Act of 1966 works similarly per Ms. Watson; Mr. Pisarski believes that review process should be sufficient. Ms. Watson will forward the proposed ordinance to the board for review.

IX. New Business:

Minimum Housing Size: Per Ms. Watson, we have in ordinance a minimum lot size of 1000 sq ft for one story or 1800 sq feet if two stories. This has not held up in court in other municipalities; and many houses in Greenwich do not meet this lot size. Ms. Watson believes this should be removed from the ordinance. Mr. Riley made a motion to recommend to the township committee; Mr. Pisarski second; all in favor.

Ms. Watson made a recommendation for definitions of a one story, two story, and a one and a half story house. Mr. Riley said that some of those definitions might not work with new building's head space.

Proposed EV Charging Station: Per Ms. Watson, this will be pushed to next month as Mr. Henry has the information. Per Mr. Riley, most of this grant money has been used up. Mr. Pisarski stated that the County will not be taking advantage of this grant program at this time.

Proposed Springtown Lattice Tower: Ms. Watson and Mr. Henry sent proposed comments to the board. Mr. Riley, Mr. Pisarski, and Mr. Mangiafico are recusing themselves on this issue. Mr. DeSimone suggested letting the consultant come down and review our draft, explaining that it cannot be voted on without a quorum; or reserve until request the application. Per Penny Section 106 review needs to be completed first. Ms. Brecht-Mangiafico expressed concern that if an application were to come before the board, that there would not be quorum to vote. Mr. Sheppard stated that elevation was one of the reasons this site was chosen. Mr. DeSimone stated that failure to respond might be construed as a waiver. Mr. DeSimone and Ms. Watson suggested that the comments be sent from the Historic Commission and note that it is not the position of the Joint Planning Zoning Board and has not been voted upon due to lack of quorum. Ms. Watson will rewrite the first couple paragraphs and send to Mr. DeSimone for his input and also send to the Board.

X. Bill Review:

There were no bills to review.

XI. Public Comment

No public were present.

XII. Adjournment

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

Respectfully submitted,

Renée Brecht-Mangiafico
Secretary