

TOWNSHIP OF GREENWICH PLANNING/ZONING BOARD

August 8, 2022

REGULAR MEETING

1. Call to Order – Chairperson Watson called the meeting to order: “Adequate notice of this meeting was provided in compliance with the Open Public Meetings Act by notifying the South Jersey Times on December 30, 2021.”

2. Roll Call

Present: Mr. Ivanick, Mr. Riley, Mr. Mangiafico, Mr. Henry, Ms. Watson, Mayor Reinhart, Mr. Pisarski, Ms. Serabian, Mr. Sheppard

Absent: Ms. Bacon

Also present: Renée Brecht-Mangiafico, Secretary, John DeSimone, esquire, Kim Barbera

3. Approval of Minutes

4. Applications

An application for 983 Ye Greate Street, Block 19, Lot 24 was received, for replacement of a porch.

Ms Watson asked for a sketch showing what the future porch looks like. Mr. Pisarski noted that the current railing is wood. There would be no replacement to the deck; and would include a wooden 5 x 6 Dutch stoop with 2 benches, per Ms. Barbera. This is similar to Bachmacher house across the street.

The existing red shed is closer to the house than the tan shed is, but Ms. Barbera does not know the setbacks. Per Ms. Watson, the red shed needs variance for 9” as the setback minimum is 15’. Both sheds are movable structures. Ms. Barbera stated that they will move the shed. Mr. Pisarski asked if the average distance is 15’. Per Mr. Henry because it is also agricultural use, it makes sense to average. It was noted that it is a preexisting non-conforming setback.

Mr. Pisarski made a motion that the application be amended to include shed “and review shed

location”, noting that the existing shed use design location is acceptable; the average of 15’ meets the requirement, and the front wooden porch with facing benches is similar to other examples in township approved Mr. Riley second the motions. The motion carried with no abstentions.

5. Old Business

Proposed revision to escrow ordinance

Mayor Reinhart stated that the first sheet with the application fee and escrow fee was acceptable to the Committee. However, the Committee will not consider adopting it with item 7 paragraph 3 regarding “ Impact on Historic Conservation District and State and National Register Districts, and historically and archaeologically significant sites as defined by the Environmental Resource Survey.”

Mr. Henry clarified that that an application for development is not meant for a single home. Ms Watson and Mr Henry feel it is protection for the Township . Mr. Pisarsk stated that references in the ERI map aren’t to scale and are anecdotal, with no archaeological sources identified. Mr. Pisarski does not feel the map should determine where archaeology should or should not be investigated. The State Historic Preservation Office has a listing of archaeological resources: County does not have a map.

Chairperson Watson explained that a minor development is 3; a major is more than 3. She says there should be 4 or more to match our definitions; and that we could remove “as defined by ERI”. Mr. Pisarski expressed concerns with a residential zone being the same as the archaeologically sensitive zone (Sheppards Mill). He recommended it be modified to “outside of historic conservation district and that register districts would apply only to commercial and industrial”. Penny will send newer text.

Mayor Reinhard asked if a development would be reviewed before it comes before the Planning and Zoning Board? Mr. Henry stated that it depends on the project. Mr. Pisarski, Mr. Henry, and Ms. Watson could review in advance and make recommendations to board as to consistency. 8.

6. New Business

There was no new business.

7. Bill Review - There were no bills.

Mayor Reinhart mentioned that the abandoned property at 92 Pier Road needs demolition. Per Mayor Reinhart's understanding, the County has said there will be no tipping fees if tearing down a house in Greenwich. It is unclear as to whether the Township demolishes versus the owners.

It was noted that if the building is a contributing building in the historic district, the request will first have to go to the State.

Chairperson Watson stated that there are two Township properties she needs assistance with: Block 4, Lots 32 and 33 in Springtown. According to a survey of cemeteries in Cumberland County, there should be an overgrown cemetery on these lots. They are narrow lots. She would like to explore the lots, and would like to be accompanied.

Mr. Pisarski also noted that the new State Law - Private well testing act includes testing for some "forever chemicals". If a test comes up showing them, the health dept may need to be involved, and a water treatment system is required to address. It is not clear what that will look like. If a well tests high, it is advised that properties within 200' of the well be tested. The County will test adjacent properties if requested; the property owner can pay for a private test; and the State will reimburse the test and cost of treatment and maintenance. Two wells in Greenwich are high - one Bacons Neck and one on Ye Greate Street.

Discussion ensued as to the challenges residents face in coming before the Planning and Zoning Board. Secretary Brecht-Mangiafico suggested redoing documents with more information and an explanation that we will walk them through the process.

Mr. Riley asked if Greenwich would consider an ordinance on open container alcohol?

10. Public Comment

Mr. Riley made a motion to open the meeting to public comment. Mr. Pisarski seconded; all in favor.

There were no public comments.

Mr. Riley made a motion to close the meeting to public comment. Mr. Pisarski seconded; all in favor.

11. Adjournment

Mr. Pisarski made a motion to adjourn the meeting. Mr. Riley seconded; all in favor.