

TOWNSHIP OF GREENWICH PLANNING/ZONING BOARD

July 11, 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. Henry, Ms. Watson, Mayor Reinhart, Mr. Pisarski, Ms. Serabian, Mr. Sheppard, Ms. Bacon

Absent: Mr. Mangiafico

Melanie Rodbart; Jim Shelton, Dominick Velayho, Stan Fields, Gabe Scarpa Emergency Management Service County; John Carr, Solicitor, Kaya McDough, Charles Reinhart

3. Approval of Minutes

Mr. Pisarski made the motion to approve the May minutes; Mr. Riley seconded; all approved with abstentions by Mr. Henry and Mr. Mangiafico.

Mr. Pisarski made the motion to approve the June minutes; Mr. Riley seconded; all approved with abstentions by Ms. Watson.

4. Presentation - Melanie Rodbart regarding the Old Stone Schoolhouse

Melanie Rodbart, structural engineer, gave a presentation regarding the Old Stone Schoolhouse. Ms. Rodbart was retained by the Township Committee in 2021 for stabilization of the Old Stone Schoolhouse. Mr. DeSimone reviewed her Curriculum Vitae. Ms Rodbart is a licensed civil engineer with, 21 years experience. She is licensed in five states including New Jersey. She holds seven certifications, including LEED, Building after storm, OSHA 30, 20 certificates, etc., and is a member of 15 professional organizations. She was previously consulted on the stabilization of OEM building when the fuel tank was knocked out in 2016.

In 2014 a wall of the Old Stone Schoolhouse started bulging. She recommended temporary shoring to prevent collapse. She submitted a proposal in 2018. The Township raised the money, and subsequently hired Ms. Rodbart in 2021. On Dec 2, 2021 she visited the site and completed a site assessment.

Ms. Rodbart reviewed the methodology and the photos from the site assessment which were provided via printed copies. This same presentation was made to the Township Committee.

The next step is to monitor the north wall and take readings over the next couple months. Lateral bracing may be needed. If the wall collapsed, stones would fall outside the building and may warrant barricading. Per Mr. Pisarski, this has not been submitted to the NJ Historic Trust yet.

The funding would likely require a capital improvement grant; and a matching component will need to be sourced. This may be done as phase work. The front end specs are not complete yet; the Township can begin that or wait until funding is secure. Ms. Rodbard noted that construction contract administration is not part of her proposal's scope. That would be based on the contractor's schedule. She can provide a proposal once a timeline is in place.

Mr. Henry recused himself from the discussion.

Mr. Riley asked if there was a cost estimate to remove and replace roofing? Per Mr. Pisarski, this is not part of the grant from Historic Trust. Mayor Reinhart noted that it could be put in the budget for next year. Mr. Pisarski suggested that there could be 2 grant applications; one for the capital improvement for the construction and site management; and another to study the roof.

5. Proposed Tower

County Solicitor Mr. Carr introduced the discussion of the proposed communication tower. He iterated that the presentation was being given as a courtesy. Currently there are challenges to communications to the Bay. The Coast Guard no longer does fire fighting – we now cover fire fighting to the middle of the bay.

Resident Kaya McDough questioned the proposed address for the tower. It was clarified that the property, Bl 4, Lot24, is under contract subject to approvals.

Dominick Velayho of V-Comm explained that his firm was retained by the County about 1 year ago to develop and design a public radio system. The report outlines the process and what the county needs are and first responder needs are, especially this side of the county. It will need to be 700 mhz radio spectrum, which is FCC regulated for public safety. Other spectrums have gotten too congested. It would be interoperable and would be able to be used by FEMA, local fire EMS, State Police, etc.. The backup links so system doesn't go down in emergency (ie in a storm). This would allow much greater capacity than the channels that the county has. The towers are of a self-healing type. It is 99.99% reliable with microwave backup: backup generator, battery backup. It will be designed for this side of the county and for the bay with elevations between 0-100' above sea level. The tower will need line of sight to the Bridgeton tower at State Police barracks and the Cedarville links.

Using the current broadcast tower would not work as it would take another 80' in order to use it. Cell sites are generally too short. Public safety towers are generally taller. The tower at Goodwin is 150' with Verizon at top; which is 60 feet too low. It would need to be 240' tall at least and might not work as desired.

A balloon test and photo simulations have been run, using three potential sites. The tower could not be seen from any of those three sites when in historic areas.

Mr. Velayho asked for any questions.

Mr. Pisarski recused himself from the conversation.

Mr. Henry stated that he was a former member of the fire department. He stated that the memo about transmitting the balloon test was in error and should be corrected. Mr. Henry was only present for 1 location, not all three, as stated by the report. He was present for the test from the 964 Sheppards Mill location. He was at Old Stone School which is not noted in the report; this also needs to be corrected.

He inquired if there is overlap between Stow Creek Verizon tower and Goodwin Verizon tower. Per Mr. Velayho, they did not look at that coverage in the study as they would not include 700 mhz. However, they did look at the towers.

The approximate cost will be about 1 million per tower to build. It would require fiber optic comms; unfortunately current equipment is all pole mounted, aerial in this area. They were not able to get a link back to Bridgeton or Cedarville from either of those towers, so both coverage and link back are needed.

The tower will be built to public safety class towers and will be more resilient.

Mr. Henry asked about the distance from the tower to the property line. The tower would be setting a precedent by location along an evacuation route.

This will not be a guy tower. It will be self-supporting; it buckle at its weakest point and fold over if it were to "fall". This is the new standard design. It is designed with extra load into it so will be light loaded for at least a long time.

The tower manufacturer will design the tower.

Mr. Sheppard noted that the State owns the property across the street and has elevations that would work; why not consider there? Per Mr. Carr, that land is a Wildlife Management Area and cannot be used for such a purpose.

Per Mr. Henry, the Cultural Resource Survey is insubstantial and not sufficient. It lacks depth; there is Native American history as noted in the Environmental Resource Inventory; and potential settlements in that area. Section 106 review commentary may be helpful.

Ms. Watson asked if there would be archaeological monitoring during construction. There should be an archaeologist on site. She noted that the archaeologist should record what is found and what the resource is. This is not meant as an impediment to stop construction, and the archaeologist would only be necessary while ground is being disturbed. Per Mr Carr, he would need to ask the County Commissioners.

Mr. Riley asked Mr. Charles Reinhart for his opinion as to the need for the tower. It was Mr. Charles Reinhart's opinion that it is definitely needed.

Ms. Watson asked if the 60' - 70' tree buffer between the tower and road would remain? Per Mr. Velayho, the tower, will be set back behind trees and the driveway will wrap around. The trees between tower and the road will remain as per the current plan.

6. Resolutions

02-2022 Cumberland County Historical Society
THE CUMBERLAND COUNTY HISTORICAL SOCIETY SEEKS
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 9, LOT 35
981 YE GREATE STREET, GREENWICH, NEW JERSEY

Mr. Pisarski motioned to pass Resolution 02-2022; Mr. Ivanick second. All in favor with one abstention, by Chairperson Watson.

7. Old Business

Mayor Reinhart noted that the Township Committee would be voting next week on the proposed revision to escrow ordinance.

8. New Business

9. Bill Review

No bills were submitted for review.

10. Public Comment

Mr. Ivanick made a motion to open the floor to public comment. Mr. Pisarski seconded; all were in favor.

Lorraine Serabian asked if the Old Stone Schoolhouse would be used for something after its repair. Mayor Reinhart stated that in the past it had been used for art show, meetings, open house at Christmas, etc.. While he would love to see it utilized again, but would have to be safe for the public first.

Per Mr. Henry, there are issues associated with restrooms, etc. that would need to be evaluated once the structure is sound.

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

11. Adjournment

Mr. Riley made a motion to adjourn, Mr. Pisarsk seconded; i all were in favor.