

Planning/Zoning Board
TOWNSHIP OF GREENWICH
REGULAR MEETING
Monday, September 12, 2022 at 7:00 P.M.

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

The meeting was called to order by Chairperson 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. Roll Call:

Present: Mr. Ivanick, Ms. Serabian, Ms. Bacon, Mr. Henry, Ms. Watson,
Absent: Mr. Riley, Mr. Mangiafico, Mr. Sheppard, Mayor Reinhart, Mr. Pisarski
Also present: John DeSimone, esquire

III. Approval of Minutes

No minutes were submitted for approval.

IV. Applications:

Mimi Fleming, owner of Wood Mansion at 937 Ye Greate Street, came before the board with an application for a Certificate of Approval for changing the roofing material from cedar shingles to GAF Timberline HDZ fiberglass shingles. Mr. Henry stated for the record before discussion began that Watson & Henry Associates (principals Mr. Henry and Ms. Watson) had ended its lease on the property in question at the end of August 2021 and that Henry and Watson have no conflict of interest in the matter.

Ms. Fleming stated that the estimate she had received for a cedar roof was \$80,000, and received the same estimate for an Environshake, a composite shingle that closely resembles cedar shingles. This is many times what the current roof cost in 1991. She finds the cost prohibitive and would like to use fiberglass shingles instead.

A discussing of the roof drainage ensued. Ms. Fleming stated that High Point Roofing, the contractor, mentioned installing a hanging K-style gutter. Ms. Watson pointed out the importance of retaining the existing copper built-in gutter, located about 18" above the eaves, to retain the historic form of the roof and to allow the drainage to connect to the collector boxes and attached downspouts at either end of the main roof. Mr. Henry emphasized the historic significance of the collector boxes, which are imprinted with the 1795 date of construction, and the existing downspouts. Ms. Fleming was willing to include these changes to High Point's contract.

Three color options were presented. “Weather Wood” was the deemed to be the best match for the cedar shingles currently on the roof.

Ms. Watson pointed out that roofs are considered sacrificial layers from a preservation perspective, since all roofs have to be replaced at least once or twice a century. In this instance, the fiberglass roof can be considered a long-term temporary solution, leaving open the option of going back to cedar shingles the next time the roof is replaced.

Mr. Ivanik offered a motion that the application be approved as presented, subject to preserving the built-in gutters, the collector boxes, and the downspouts, and that the color be Weather Wood. Ms. Serabian seconded. The motion was approved unanimously.

V. Old Business:

A resolution for new front entrance steps in the form of a “Dutch stoop” with facing benches at 983 Ye Greate Street requested by Kim Barbera and approved by the board at the August meeting was mentioned. Mr. DeSimone told the board a further vote was not required.

VI. New Business:
None

VII. Bill Review:
There were no bills to review.

VIII. Public Comment

Mr. Henry made a motion to open the meeting to the public; Mr. Ivanik seconded. All in favor.

There were no members of the public present to comment.

Mr. Henry made a motion to close the meeting to the public, Ms. Ivanik seconded. All in favor.

IX. Adjournment

On motion of Ms. Bacon, seconded by Ms. Serabian, the board voted unanimously to adjourn.

Respectfully submitted,

Penelope Watson
Chair and Acting Secretary