**GREENWICH TOWNSHIP**

**MINUTES OF THE TOWNSHIP COMMITTEE MEETING**

**MARCH 21, 2023**

**7:00 p.m.**

Mayor Reinhart called the meeting to order stating “adequate notice of this meeting was provided in compliance with the Open Public Meeting Act by notifying the South Jersey Times on January 4, 2023.”

**Roll Call**: Mayor Reinhart, Deputy Mayor Orr and Committeeman Werley were present. Also present were Kim Fleetwood, Treasurer , Thomas Seeley, Esq., Township Solicitor and Lisa Garrison, Township Clerk

**Flag Salute**: Mayor Reinhart

**Approval of Minutes:** On motion of Mayor Reinhart, seconded by Deputy Mayor Orr to approve the minutes of November 15, 2022, unanimously carried.

**Introduction of Proposed Ordinance No 64-2023:** On motion of Deputy Mayor Orr, seconded by Mayor Reinhart to approve the introduction of the following proposed ordinance with the public hearing schedule for April 18, 2023, unanimously carried upon roll call vote. Ayes: Orr, Werley, Reinhart Nays: None Abstain: None Absent: None

**PROPOSED ORDINANCE NO. 64-2023**

**AN ORDINANCE PROVIDING FOR ESCROW FEES FOR DEVELOPMENT APPLICATION**

**BE IT ORDAINED**, by the Township Committee of the Township of Greenwich, County of Cumberland, and State of New Jersey, as follows:

**SECTION 1.**

1. Escrow Deposits.

The Land Use Board shall require escrow deposits in accordance with the provisions of the Ordinance. Such escrows shall be used to pay the cost of any professional fees incurred for review of and/or testimony concerning an application for development submitted by an applicant.

1. Subject to the provisions of Paragraph ( c ) below, each applicant shall, prior to the application being ruled complete pursuant to the provisions of the Municipal Land Use Law, submit the following sum(s) to be held in escrow in accordance with the provisions hereof:

|  |  |  |  |
| --- | --- | --- | --- |
| **Development Application Fee Schedule** | | | |
| **Type of Application** | | **Application Fee** | **Escrow Fee** |
| Certificate of Appropriateness | | $50 | $100 |
| Minor subdivision | | $250 | $350 per lot |
| Major subdivision, preliminary | | $350 | $500 plus $75 per lot |
| Major subdivision, final | | $250 | $500 plus $50 per lot |
| Minor site plan | | $250 | $1,000 |
| Major site plan (residential), preliminary | | $350 | $500 plus $75 per dwelling unit |
| Major site plan (residential), final | | $250 | $500 plus $50 per dwelling unit |
| Major site plan (commercial), preliminary | | $350 | $500 plus $750 per acre |
| Major site plan (commercial), final | | $250 | $500 plus $500 per acre |
| Waiver of site plan approval | | $200 | $750 |
| Conditional use | | $200 | $1,250 |
| Appeal per N.J.S.A. 40:55D-70.a | | $200 | $500 |
| Interpretation per N.J.S.A. 40:55D-70.b | | $200 | $500 |
| Variance per N.J.S.A. 40:55D-70.c | | $200 | $5001 |
| Variance per N.J.S.A. 40:55D-70.d | | $250 | $1,250 |
| Variance per N.J.S.A. 40:55D-34 | | $200 | $500 |
| Variance per N.J.S.A. 40:55D-36 | | $200 | $500 |
|  | Conceptual (informal) plan |  |  |
|  | Minor subdivision or site plan | $150 | $750 |
|  | Major subdivision or site plan | $150 | $1,000 |
| Extension of approval | | $150 | $750 |
| Certificate of nonconformity | |  |  |
|  | Issued by Land Use Board | $200 | $750 |
| Resubmission of incomplete application | | $250 | - - - - - |
| Tax Map revisions from subdivision | | $250 per lot | - - - - - |
| Redevelopment plan revision | | $250 | $1,500 |
| Request for rezoning | | $250 | $1,000 |

For any type of application for which a fee is not specifically set forth in this Ordinance, the Board may require an escrow deposit based on estimates provided by the Board’s professionals.

For any applications which the Board considers sufficiently minor in nature as to not require professional reviews, the Board may waive the escrow requirement.

1. Within forty-five (45) days after the filing of an application for development, the Land Use Board shall review said application for development to determine whether the escrow amount set forth above is adequate. In conducting such review, said Board shall consider the following criteria:
2. The presence or absence of public water and/or sewer servicing the site.
3. Environmental considerations, including but not limited to geological, hydrological and ecological factors.
4. Traffic impact of the proposed development.
5. Impact of the proposed development on existing aquifer and/or water quality.
6. Impact of the proposed development on off tract facilities.
7. Surface drainage impact on the site or on surrounding properties or facilities.
8. Impact on Historic Conservation District and State and National Register Districts for applications for major subdivisions of more than three houses or for applications for commercial or industrial development;
9. Impact on potentially historical and/or archaeological significant sites throughout the township for applications for commercial and industrial development.

Upon completion of said review and within said forty-five (45) day period, the Board shall adopt a resolution specifying whether the escrow amount specified above is sufficient, excessive or insufficient. In the event the Board shall determine that said amount is excessive, it shall, in the resolution, specify the amount that shall be deemed sufficient. In the event the Board shall determine that the amount specified above is insufficient, it shall so specify and shall further set forth the amount required to be posted in light of the criteria specified herein. In the event the Board shall determine that it is appropriate that no escrow be posted, it shall so specify in its resolution. In the event that the escrow is fully expended and further review is required, the Board shall determine what additional amount should be placed in escrow and shall notify the applicant thereof in writing. No further review of the application shall be made until after the additional sum is deposited. Failure to make an escrow deposit under this Ordinance after written notice shall be grounds for disapproval of an application..

1. No application for development shall be deemed complete until such time as the applicant shall have posted with the Township of Greenwich in cash, certified check or money order the amount of escrow deposit determined by the Land Use Board to be required in accordance with the provisions of this Ordinance.
2. All such escrow funds shall be utilized by the Board to pay the cost of any professional fees incurred by the Board for review and/or testimony in connection with the particular application for development. The first $200.00 of such professional expense shall be paid by the Township. All amounts in excess of the first $200.00 shall be paid from the escrow deposit by the applicant. All sums not actually so expended shall be refunded to the applicant within one hundred twenty (120) days after certification by the Board Chair that said application has been finally determined. “Finally determined” shall be (1) denial of preliminary approval; or (2) denial of final approval; or (3) compliance with all conditions following final approval; or (4) withdrawal of application of (5) expiration of approval.
3. Resubmission or Revision of Any Application:

The provisions of this Ordinance shall be applicable to any resubmission or revision of a development plan or application as if same were an initial development application. The escrow deposit required by this Ordinance shall, therefore, be the same for a resubmission or revision of a development plan or application as for a new application which shall be in addition to the amounts paid or owed for the original application and for any previous resubmissions or revisions. Escrow deposits on account of a revised plan or application may, in the discretion of the reviewing agency, be waived for any revision not involving any additional cost or review by professional personnel or hearing expenses.

**SECTION 2**. This Ordinance shall take effect immediately upon adoption and publication in the manner prescribed by law.

**Resolutions:**

**RESOLUTION NO. 3-19-2023**

**AWARD OF CONTRACT FOR RECONSTRUCTION OF WIBLE DRIVE**

**WHEREAS,** sealed bids were received on March 7, 2023 by the Township for the construction of the project known as the “Reconstruction of Wible Drive”; and

**WHEREAS,** South State, Inc. submitted the lowest overall total bid of three (3) bids received which are summarized as follows:

Bidder Lump Sum Base Bid Ricky Slade Construction $186,718.01

Think Pavers $239,515.00

South State, Inc. $144,382.50

**WHEREAS,** the bid of South State, Inc. has been submitted in proper form and the Contractor appears qualified to perform the work anticipated under this contract.

**NOW, THEREFORE, BE IT RESOVLED** by the Township Committee of the Township of Greenwich, that the award of said contract is hereby made to South State, Inc. in the amount of $144,382.50, subject to concurrent with this award by the NJDOT, the agency funding this project; and

**BE IT FURTHER RESOLVED** that the Municipal Clerk is hereby authorized and directed to return the certified checks or bid bonds for the following unsuccessful bidder: Think Pavers and the next two (2) lowest bidders (Ricky Sale Construction, Inc and South State, Inc.) are to be returned upon receipt of a fully executed Contract and other required documents.

**BE IT FURTHER RESOLVED** that upon NJDOT concurrence with this award, the Mayor and Clerk are hereby authorized to execute all documents necessary to effectuate a contract with South State, Inc. for this project.

On motion of Deputy Mayor Orr, seconded by Mayor Reinhart to approve the foregoing resolution, unanimously carried.

On motion of Deputy Mayor Orr, seconded by Mayor Reinhart to approve the following resolution, unanimously carried.

**RESOLUTION NO. 3-20-2023**

**APPROVING THE FILING OF AN APPLICATION TO THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR A MUNICIPAL STORMWATER ASSISTANCE GRANT**

**WHEREAS,** the Township of Greenwich desires to apply to NJ DEP for funding in an amount not to exceed $75,000.00, to assist with the transition to new municipal stormwater permitting system requirements; and

**WHEREAS**, the Township has determined that this funding will assist with the transition; and

**WHEREAS,** the Township of Greenwich, without financial assistance from the aforementioned program, would be unable to proceed with said transition.

**NOW, THEREFORE, BE IT RESOLVED** that funding to assist with the transition to new municipal stormwater permitting system requirements is hereby in all respects approved; and

**BE IT FURTHER RESOLVED** that the Mayor and the Clerk of the Township of Greenwich are hereby authorized to execute all documents associated with the application for a NJ DEP Municipal Stormwater Grant.

On motion of Committeeman Werley, seconded by Deputy Mayor Orr to approve the following resolution, unanimously carried.

**RESOLUTION NO. 3-21-2023**

**AUTHORIZATION TO ADVERTISE FOR BIDS FOR RECONSTRUCTION OF TENNIS COURTS AT THE MORRIS GOODWIN SCHOOL**

**WHEREAS,** the Township of Greenwich has been successful in obtaining funding from the Americsn Rescue Plan Act for the Reconstruction of the Tennis Courts at the Morris Goodwin School in the total amount of $75,000.00; and

**WHEREAS,**  the Township Engineer has prepared bid documents to be used to competitively bid the work.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Clerk is hereby authorized to place the appropriate advertisement for bids for said work in the Official Newspaper of the Township and to received said bids in accordance with the New Jersey Public Bidding Laws.

**Unfinished Business:**

Tennis Court - Ms. Fleetwood reviewed the funding for the project.

Historic District - no update.

Old Stone School House - Ms. Garrison will contact Mr. Pisarski regarding the paperwork.

Alarm System - Mayor Reinhart will contact the current company for a quote.

Tax Sale Assignment - After review and discussion on the options for tbe Marina property on motion of Deputy Mayor Orr, seconded by Mayor Reinhart to prepare a resolution for the assignment of the tax sale certificate for the marina property with a starting bid of $100,000 with contingencies, unanimously carried. A resolution will be prepared for the next meeting for the Committees review and consideration.

Vacant & Abandoned Property Registration Ordinance - Ms. Garrison indicated it will be prepared in advance for the Committee’s review and consideration at the next meeting.

International Property Maintenance Code Update - Ms. Garrison indicated an ordinance will be prepared for the Committee’s review and consideration at the next meeting.

USDA Grant (Fire Company) - Ms. Garrison will reach out to USDA for a meeting with the Mayor and Fire Chief.

Parking Regulations - Ms. Garrison will work with Mr. Seeley to prepare an ordinance for the Committee’s review.

**New Business:**

None

**Committee Comments**:

The Committee reviewed the foreclosure listing prepared by Liz Wallender, Tax Collector, and on motion of Deputy Mayor Orr, seconded by Mayor Reinhart to add all liens with a balance of $20,000 and higher to the tax sale assignment, unanimously carried.

**Payment of Bills**:

After review and discussion on motion of Deputy Mayor Orr, seconded by Committeeman Werley to approve the bill list in the amount of $183,247.61, unanimously carried.

**Public Comment**:

On motion of Mayor Reinhart, seconded by Deputy Mayor Orr to open the public comment. There being no comment forthcoming, on motion of Committeeman Werley, seconded by Mayor Reinhart to close the public comment, unanimously carried.

**Adjournment.**

A motion to adjourn was made by Deputy Mayor Orr, seconded by Mayor Reinhartand unanimously approved.

Respectfully Submitted,

Lisa Garrison

Borough Clerk