

**TOWNSHIP OF GREENWICH  
PLANNING/ZONING BOARD  
JANUARY 9, 2023  
REORGANIZATION AND REGULAR MEETING**

1. Call 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, 2022”.

The reorganization meeting was called to order by Renée Brecht-Mangiafico, Secretary, 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 December 30, 2022.”

2. Swearing-In Appointments

Mr. DeSimone explained the procedure and administered the Oath of Office to the board. There were no objections. The following members were sworn in:

CLASS I MEMBER

Mayor Reinhart 12/31/23

CLASS II MEMBER

(1 Year Term)

Salvatore Mangiafico, Env. Comm. 12/31/23

CLASS IV MEMBER

(4 Year Term)

Michelle Serabian 12/31/26

Deborah Bacon 12/31/26

ALTERNATE

Kathy Barndt (filling unexpired term) 12/31/23

3. Nomination for Chairperson

Michelle Serabian made a motion to nominate Penelope Watson as Chairperson. Mr. Mangiafico seconded the motion. Mr. Henry made a motion to close nominations, seconded by Mr. Pisarski. All were in favor.

4. Nomination for Vice-Chairperson

Ms. Watson requested nominations for Vice-Chair. Mr. Pisarski nominated Mr. Riley. All were in favor.

5. Roll Call

Ms. Brecht-Mangiafico took roll call.

Present: Mayor Reinhart, Salvatore Mangiafico, Deborah Bacon,, Michael Henry, Penelope Watson, Matt Pisarski, and Michelle Serabian, Kathy Barndt

Also Present: Renee Brecht-Mangiafico, Secretary, and John DeSimone, Solicitor, Devin

Absent: Michael Ivanick, Neil Riley

6. Appointment of Solicitor

Mayor Reinhart moved for the appointment of John DeSimone as solicitor; seconded Mr. Henry. All were in favor.

7. Appointment of Secretary

Mr. Pisarski moved for the appointment of Renée Brecht-Mangiafico as secretary; Ms. Serabian seconded. The vote was unanimous with one abstention by Mr. Mangiafico.

8. Setting Meeting Dates

The following dates were proposed for regular meetings of the Planning Zoning Board for 2023:

February 6, 2023

March 6, 2023

April 3, 2023

May 1, 2023

June 5, 2023

July 10, 2023

August 7, 2023

September 11, 2023

October 2, 2023

November 6, 2023

December 4, 2023

Mr. Pisarski motioned to accept these dates; Mayor Reinhart seconded the motion. All were in favor, with no abstentions.

9. Approval of Minutes - update Neil Riley from Neal Sheppard  
December 5, 2022 minutes were approved with one change, to update Mr. Sheppard to Mr. Riley.

Mr. Mangiafico motioned to accept the minutes; Ms. Bacon seconded the motion. All were in favor, with abstentions by Mr. Pisarski and Mayor Reinhart.

10. Applications

There were no applications to consider.

12. Resolutions

There were no resolutions to consider.

13. Presentation

Mr. Pisarski gave a brief presentation on Farmland Preservation, noting that Block 16 Lot 18.01 ("Lang") has been preserved; this is the only change from last year. There is no change to targeted parcels. Mr. Pisarski noted that Greenwich is third for the highest number of preserved farms in the County, behind Hopewell and Upper Deerfield. For the percentage of land preserved, we may be first. The preservation map does not show open space. The PSEG land needs to be added. This map is updated every twelve months. Mr. Pisarski noted that land can be preserved even if not targeted, if it meets approval. Ms. Watson asked what leftover acreage means on the map. Per Mr. Pisarski, he will have to check.

14. Old Business

The Escrow Fees Recommendations will need to be sent to the Township Clerk. Ms. Brecht-Mangiafico will forward that request.

14. New Business

A certified mail was received from Basin Maintenance Plus of Franklinville, with legal notification that an application for authorization under freshwater wetlands general permit 25 is being submitted to the NJ Department of Environmental Protection for installation of a new individual subsurface sewage disposal (septic) system at Block 15, Lot 10, aka, 329 Old Mill Road.

No concerns were noted.

15. Bill Review

None

16. Public Comment

Mayor Reinhart made a motion to open the meeting to public comment. Mr. Pisarski seconded. All were in favor.

Mr. Devon DiNofa, the new owner of Greenwich Lavender Farm plans to upgrade the property to a wedding venue. Per Mr. DiNofa, the property will continue to be farmed. He plans to have someone living in one of the houses full-time as a caretaker. There are 5 bedrooms in the house. There is a one bedroom in-law apartment that is connected by a breezeway. Three guest

units will be a luxury air bnb. Ms. Watson noted that this unit was originally permitted as an in-law unit, not a rental unit. The board also noted original approvals probably did not include three separate units; as such, Mr. DiNofa will likely need a variance for that as well.

Other concerns noted by the board were the change of use: for instance, the septic systems must be inspected and the property must be consistent with the architect code. Mr Henry explained there will be a lot of questions, such as single use versus incidental use and the barn has never been approved for habitation. Ms. Watson inquired if there is a kitchen in the barn. Mr. DiNofa replied that the food would be catered, use food trucks, etc. Mr. Pisarski noted that they will also need to address parking on Hospital Road. Septic and parking would need to be off of the preserved area if it were preserved. Mr. DiNofa will need to reach out to the Health Department regarding the septic system because use will be changing.

Mr. Mangiafico made a motion to close public comment; Mayor Reinhardt seconded. All were in favor.

Mayor Reinhardt stated that the liens on conquistador restaurants have been purchased, and that Hitch's Marina has been fenced in. The oil tanks have been checked out, and the gas/diesel pump removed. There are no lights there; the electricity will be turned off. The shucking house has also been purchased.

## 17. Adjournment

Mr. Pisarski motioned to adjourn; Mr. Mangiafico seconded; all were in favor.