

**TOWNSHIP OF GREENWICH  
PLANNING/ZONING BOARD  
OCT 2, 2023  
REGULAR MEETING MINUTES**

1. Neil Riley called the meeting to order noting that “Adequate notice of this meeting was provided in compliance with the “Open Public Meetings Act by notifying the South Jersey Times on January 30, 2023”.

2. Roll Call

Present were: Michael Henry, Neil Riley, Kathy Barndt, Deborah Bacon, Matt Pisarski, Michael Ivanick. Arriving late: Michelle Serabian. Absent were: Salvatore Mangiafico, Penelope Watson, Mayor Reinhart

Also Present: Renee Brecht-Mangiafico, Secretary: John DeSimone, Solicitor; Neal Sheppard Zoning Officer, Michael Thompson, Mark Werley

3. Minutes will be submitted in November.

4. Applications

Application 03-23, Block 19 Lot 11, 1003 Ye Greate Street was reviewed. The applicant, Michael Thompson explained that the building would be off the back of the kitchen. He would like to enclose the existing concrete patio into a building. Mr. Pisarski asked if it would be visible from the back. It would be vinyl siding, which matches the current back of the house. It would be the same roof, just continued further. Windows are six over six.

Mr DeSimone described the process of procuring a Certificate of Appropriateness.

Mr. Pisarski proposed a motion to approve, seconded by Mr. Ivanick, all were in favor.

Ms. Serabian joined the meeting.

5. Resolutions

-Resolution 1-2023 was presented for consideration. (Michael Trimmer)

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 19, LOT 30  
(959 Ye Greate Street), GREENWICH, NEW JERSEY

A motion was made to approve, by Michael Ivanick, second by Katherine Barndt. All in favor, with one abstention by Matt Pisarski.

6. Old Business

There was no old business.

7. New Business

It was noted that a request for a solar project at 91 Bacons Neck Road is not in the historic district and does not require Planning Zoning Board approval.

Secretary Brecht-Mangiafico state that Greenwich Tea Burners Tea Company had reached out about adding a commercial kitchen. Ms. Brecht-Mangiafico invited them to attend the meeting to inquire of process.\

8. Bill Review

-None

9. Public Comment

Matthew Pisarki motioned to open the meeting to public comment; seconded by Michelle Serabian. All were in favor.

Committeeman Mark Werley explained that the municipality has hired Mr Fleetwood to help teach Neal Sheppard, the Zoning Officer. Michael Henry clarified that it is Mr. Sheppard's responsibility to let the applicant know if they need to go to the Planning Zoning Board about a Certificate of Appropriateness, and that the Board is not responsible for enforcement. Mr. Pisarski explained how the historic commission works. Mr. Henry referenced a lot of misinformation at the Commission meeting the other night, noting that information does get perpetuated. Mr. Henry also suggested that whenever there are questions as to property lines for the Historic District, the Board should be consulted.

Kathleen Barndt inquired about a prospective application for solar panels, noting that the historic zone runs across front of the property and clarified that it is 250' not 200'. She asked if the panels are back further than that, does she still need the Certificate of Appropriateness.

Per Mr. Pisarski if they are visible, it should be reviewed. As a general practice solar panels are not considered a detriment; however, this would be in the front yard and would require a variance.

Mr. Pisarki inquired of Mr Sheppard as to the status of the vacant registry list? Mr. Sheppard asked how to determine if something needs to be added to the list. Mr. Pisarski state that if he brings it to the attention of the Board, the Board can make a suggestion. Per M. Sheppard, the list has not been updated in 2023.

Committeeman Werley asked the Board as to its thoughts on appointing of new members. The Board stated that it is required that any members must have resided in the municipality for at least two years. Also, it is helpful if the prospective members have attended Board meetings for a time, to understand the process; and they should also submit resumes.

Matthew Pisarski motioned to close the meeting to public comment; seconded by Michael Ivanick, and approved by all.

10. Adjournment

Matthew Pisarski motioned to adjourn the meeting; seconded by Kathleen Barndt. All were in favor.