

**TOWNSHIP OF GREENWICH  
PLANNING/ZONING BOARD  
NOV 6, 2023  
REGULAR MEETING**

1. Ms. Brecht-Mangiafico, Board Secretary 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 January 30, 2023”.

2. Roll Call

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

Also Present: Renee Brecht-Mangiafico, Secretary: John DeSimone, Solicitor, virtually; Shawn Burke

3. Approval of Minutes

Mr. Matthew Pisarski moved to accept the October minutes. Ms. Kathleen Barndt seconded, all were in favor with three abstentions by Mr. Salvatore Mangiafico, Mayor Reinhart, and Ms. Michelle Serabian.

4. Applications

Application 05-23, Block 8 Lot 9.04, 1118 Sheppards Mill Road, Steven and Kathleen Barndt, for a variance for installation of solar panels was submitted for discussion.

Stephen and Kathleen Barndt Application

Sworn in by John DeSimone, Stephen and Kathleen Barndt, 1118 Sheppards Mill Rd, Greenwich.

Michael Henry referenced Greenwich Township, ordinance Chapter 26, Zoning Ordinance ( <https://ecode360.com/36608717#36608717> ) § 26-4.2 (Zoning Map) Interpretation (d):

(d) Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by paragraphs a, b and c above, the Zoning Board of Adjustment shall interpret the district boundaries.

This property is at the end of the Historic District on Ye Greate Street. The current zoning map isn't clear where the edge of the Historic District falls. Per Mr. Henry: The Barndt property does not contain historic features. The Board could interpret the map to find that this property is not in the Historic District, and in fact is in Residential Agriculture Zone.

The Schedule for Residential Agriculture Zone indicates the maximum required front yard set back is 100 feet from centerline of the road.

Also per Mr. Henry, § 26-5.15 (b) : Solar and Wind Energy Systems  
(<https://ecode360.com/36608736#36608736>)

Solar equipment not constructed on the roof or walls of the main structure shall not exceed 15 feet in height and shall not be constructed within any required front yard area. Such equipment may be constructed within a side or rear yard but shall in no case be any closer than ten feet to a side or rear property line.

Kathleen Barndt: House is c. 285 feet from road. There isn't room behind the house for the solar installation.

DeSimone recommended a resolution to memorialize the Board's findings. Mr. Henry concurred.

The Board opened the matter to public comment on the matter. Pisarski, Henry motioned, approval was unanimous. There were no public comments.

Pisarski made a motion that the Board finds:

- 1) Based on the imprecision in the Zoning Map, and the fact that there are not historic features on the property, that the property is not in the Historic District.
- 2) The solar installation will be outside the required front yard.
- 3) Landscaping will be used to screen the solar installation from sight of the road.

#### 5. Resolutions

The following resolutions were approved with no abstentions:

-Resolution 2-2023 (Michael Thompson)  
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 11  
(1003 Ye Greate Street), GREENWICH, NEW JERSEY

-Resolution 3-2023 (Jeffery and Lucia 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

#### 6. Old Business

There was no old business.

## 7. New Business

Per Mr. Michael Henry, the current zoning map does not reflect the dimensions down the road of the historic conservation district, only the depth. This creates questions when trying to determine whether a property is in or not in the historic conservation district. Paragraph 264.2b allows the Planning-Zoning Board to make that determination. Mr. Henry proposes a subcommittee that takes the zoning map (small scale) and tax map (large scale) and identifies specific properties in that district by lot and block, then bring it to the Board for resolution. If adopted, the zoning officer and the board secretary can look up properties more easily and also place it on the website. Ms. Barndt, Mr. Pisarski, and Mr. Henry volunteered to serve on the subcommittee. A motion to table was made by Mr. Pisarski and seconded by Mayor Reinhart, approved by all, for a final vote with the Chairperson present.

## 8. Bill Review

There were no bills to review.

## 9. Public Comment

Mr. Pisarski motioned to open the meeting to public comment, seconded by Mayor Reinhart, approved by all.

Mr. Shawn Burke introduced himself to the Board and expressed interest as a potential volunteer to the Board. The Board requested to first see his resume.

Mr. Pisarski responded to questions by Mr. Burke regarding the use of historic district certificates of appropriateness.

Mr. Michael Henry noted that the historic preservation committee is integrated into the joint Planning Zoning Board; and that we see very little development due to Secretary of Interior's standards for the historic district, properties in farmland preservation; and wetlands requirements.

Mr. Pisarski motioned to close the meeting to public comment, seconded by Mayor Reinhart, approved by all.

## 10. Adjournment

Mr. Pisarski motioned to adjourn the meeting, seconded by Mr. Henry, approved by all.