

**TOWNSHIP OF GREENWICH
PLANNING/ZONING BOARD
SEPT 11, 2023
REGULAR MEETING**

1. Call to Order – The meeting was called to order by Ms. 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, 2023.” amended in April 2023.

2. Roll Call

Present were: Salvatore Mangiafico, Michael Henry, Penelope Watson, Neil Riley,, Kathy Barndt, Deborah Bacon, and Michelle Serabian.

Also present were Renee Brecht-Mangiafico, Secretary: John DeSimone, Solicitor; Steve Barndt, Jeff Trimmer, and Jamie Warner.

Absent were Matthew Pisarski, Michael Ivanick, and Mayor Reinhart.

3. Approval of Minutes

May 2023 minutes: Neil Riley proposed approval of these minutes; second, by Michael Henry; motion carried with all in favor and two abstentions: Deborah Bacon, and Michelle Serabian.

4. Applications

Application 01-23, Block 19 Lot 30, 959 Ye Greate Street

Mr. Jeffery Trimmer spoke. He would like to replace the roof on his shed with the same type of materials as currently installed (asphalt shingles). He would also like to put solar on the property. Because the property is in the historic district, it would not be visible from the front of the street; and would instead be in the rear of the house. There is a tree behind the house with a large limb that needs to be taken down (just the limb).

The State is providing incentives for solar power, and Greenwich is now approved by Atlantic City Electric to be in the grid.

SunPower is one company he is considering for installation. The panels would be on the back roof of the house; possibly the kitchen could also have panels. This will be a 25 year lease. The detached garage has a roof that faces properly but is galvanized, built in the 1950s. He would need to see if the garage would work; otherwise the solar would not be economically viable. Regardless, the roof needs to be replaced.

Per Mr. Henry, solar is admissible for Historic Districts according to the Standards of the Department of Interior. Mr DeSimone would like that in the resolution. Mr. Michael Henry would also like to add that we need to make such allowances for the township to survive, to be economically viable, and to reduce cost of energy use in some of these older homes.

Ms. Watson added that with the risk of sea level rise, anything we can do to help protect the village is important.

Mr. Riley made a motion to approve the application, with those comments stipulated, Ms. Barnes, second, all in favor; with one abstention by Ms. Serabian, who is a neighbor to the applicant.

5. Resolutions

There were no resolutions to be considered.

6. Old Business

7. New Business

8. Bill Review

There were no bills for review.

9. Public Comment

- a. Neil Riley made a motion to open the meeting to public comment; second by Mr. Mangiafico; all were in favor.

Ms. Jamie Warner expressed interest in purchasing a property on Old Mill Road that is zoned Residential Agricultural and asked for direction as to permitted activities. The board members gave her guidance.

Ms. Kathleen Barndt inquired as to her property: the front of property is mapped local historic conservation district but does not give any dimensions. How far does it go into the property? Ms. Watson believes 200' from center line of street.

Ms. Barndt stated that the proposed solar for her residence would need to be in front of the house as there are too many shade trees on top of the house. She inquired as to the required front yard area. Discussion ensued and will be taken up at the next meeting when the application is presented.

Mr. Neil Riley made a motion to close the public meeting; seconded by Michael Henry; all in favor.

10. Housekeeping Items

Secretary Brecht reminded the Board to please send applicants to her for assistance with the application process.

11. Adjournment

Mr. Riley Neil made a motion to adjourn; seconded by Kathleen Barnes; all were in favor.