

**TOWNSHIP OF GREENWICH**  
**LAND USE BOARD**  
**JANUARY 21, 2025**  
**REORGANIZATION AND REGULAR MEETING**  
to the extent known

1. Call to Order – Board Secretary Renee Mangiafico called the meeting to order, stating:  
“Adequate notice of this meeting was provided in compliance with the Open Public Meetings Act by notifying the South Jersey Times on December 3, 2024”.
2. Swearing-In Appointments: Solicitor Genora Rosypal swore in William Reinhart and Neil Riley for new terms.
3. Procedure for Alternates: Secretary Renee Mangiafico reviewed the procedure for alternates participation in meetings.
4. Nomination for Chairman – Neil Riley nominated Penelope Watson for Chairperson; second by Michael Ivanick; there were no other nominations. Motion to close the nominations and elect Penelope Watson, William Reinhart and seconded by Michael Henry; all voted aye with no abstentions.
5. Nomination for Vice-Chairman - Michael Ivanick nominated Neil Riley, Michael Henry seconded. There were no other nominations. Motion to close the nominations and elect Neil Riley, William Reinhart and seconded by Michael Ivanick; all voted aye with no abstentions.
6. Roll Call  
  
Present: Michael Henry, Penelope Watson, Mayor Reinhart, Deborah Bacon, Veronica Flanagan, Michael Ivanick, Neil Riley  
  
Absent: Salvatore Mangiafico, Kathleen Barndt, Michele Serabian  
  
Also present: Renee Brecht-Mangiafico, Genora Rosypal, Dan Orr, James Orr
7. Appointment of Solicitor - Neil Riley nominated Genora Rosypal as solicitor, Michael Henry seconded. There were no other nominations. Motion to close the nominations and approve Genora Rosypal as solicitor, Neil Riley, and seconded by William Reinhart; all voted aye with no abstentions.
8. Appointment of Secretary - Neil Riley nominated Renee Brecht-Mangiafico as Board Secretary, Michael Ivanick seconded. There were no other nominations. Motion to close the nominations and approve Ms Brecht as secretary, Neil Riley, and seconded by William Reinhart; all voted aye with no abstentions.
9. Setting Meeting Dates

The following meeting dates were approved:

- Monday, February 3, 2025
- Monday, March 3, 2025
- Monday, April 7, 2025
- Monday, May 5, 2025
- Monday, June 2, 2025
- Monday, July 7, 2025
- Monday, August 4, 2025
- Monday, September 8, 2025 (due to Labor Day)
- Monday, October 6, 2025
- Monday, November 3, 2025
- Monday, December 3, 2025

#### 10. Approval of Minutes

December 2, 2024 There was no discussion. Neil Riley and Michael Ivanick abstained; Deborah Bacon made a motion to accept; seconded by Veronica Flanagan. All were in favor.

#### 11. Applications

James Orr, Application #01-2025  
Block 16 Lot 12, 225 Old Mill Road

Neil Riley recused himself as the acreage to be purchased belongs to his mother.

James Orr's current 12 acre lot (Blk16, Lot 9) is landlocked and he currently has to trespass across an adjoining property to access Lot 9 from his nearby Lot 16. Subdivision of a 4 acre parcel from Blk 16, Lot 12 would resolve this problem by connecting Lots 9 and 16. Because existing Lots 9 and 16 are under an NJ Farmland Preservation Easement, a simple lot line adjustment, which would change either Lot, will not be permitted by the State. Michael Henry asked if lot 3 was under farmland preservation? Yes, including the isolated lot.

Mr. Henry noted that if the new lot 12.01 were to be transferred in future, Lots 9 must be part of the transfer. That in essence would bind it to farmland preservation but the Owner doesn't get credit for it. Frontage is on Gum Tree Corner via another lot owned by the applicant. That resolves the problem of access to the existing lot 9.

Mr. Orr reiterated that he can't dissolve the lot line for an adjustment because of the farmland preservation deed. It is encumbered in the deed, and must have a restriction to be sold as part of adjoining two properties.

Michael Henry asked if we could put in resolution that we would encourage the state to include farmland preservation with adjoining properties; Mr. Orr indicated that he was comfortable with this.

The applicant will submit the application fee prior to the next meeting. Approval is contingent upon receipt of said fee.

Mr. Reinhard made a motion to approve; Veronica Flanagan seconded; all in favor with one abstention by Neil Riley.

## 12. Resolutions

There were no resolutions.

## 13. Old Business

Cross-Acceptance - Neil Riley noted that there will be a comment session at the college.

Historic District Lines - The Board was reminded that it needs to recommend the change to the Committee. Michael Henry had asked if everyone read through. Penelope Watson asked Board members if they had read through; the replies were in the affirmative, and all was very clear. Neil Riley made a motion to recommend that the clarifications be sent to the Township Committee; Deborah Bacon seconded; all were in favor.

Ms. Rosypal will craft a resolution and Michael Henry will review it.

14. New Business - Renee will put the 2024 Greenwich Historic District National Register Nomination on our website.. All archaeological sites are redacted.

## 15. Bill Review

There were no bills to review.

## 16. Public Comment -

Motion to open to public comment, Neil Riley, second William Reinhart, all in favor. Ms. Watson stated, "We have now reached the public comment portion of our meeting. Anyone who would like to address the Board, please state your name and address your concerns. Please limit your comments to approximately 5 minutes." There were no comments. Motion to close, William Reinhart, second Neil Riley, all in favor.

17. Adjournment- Motion to adjourn Neil Riley, second William Reinhart, all in favor.