

**GREENWICH TOWNSHIP
MINUTES OF THE TOWNSHIP COMMITTEE MEETING
APRIL 15, 2025
7:00 p.m.**

Mayor Reinhart called the meeting to order stating “adequate notice of this meeting was provided in compliance with the Open Public Meeting Act notifying the South Jersey Times on January 5, 2025.”

Roll Call: Mayor Reinhart, Deputy Mayor Orr and Committeeman Werley were present. Also present were Thomas Seeley, Esq., Township Solicitor; Amy Colaneri, CFO; and Lisa Garrison, Township Clerk.

Flag Salute: Mayor Reinhart

Approval of Minutes: On motion of Deputy Mayor Orr, seconded by Mayor Reinhart to approve the minutes of November 19, 2024, unanimously carried. On motion of Deputy Mayor Orr, seconded by Mayor Reinhart to approve the minutes of February 18, 2025, unanimously carried.

Introduction of 2025 Municipal Budget – Ms. Colaneri, CFO/Treasurer, indicated the Committee had a budget workshop meeting last at which time after reviewing the budget an increase of .01 in the municipal tax rate to fund capital was decided. On motion of Deputy Mayor Orr, seconded by Committeeman Werley to introduce the 2025 Municipal Budget of the Township of Greenwich, unanimously carried upon roll call vote. Ayes: Orr, Reinhart, Werley Nays: None Abstain: None Absent: None

Resolutions:

R E S O L U T I O N N O. 4-21-2025

**SUPPORTING THE SUBMISSION OF AN APPLICATION FOR FY2026 COMMUNITY
PROJECT FUNDING FOR STRUCTURAL STABILIZATION OF THE HISTORIC OLD
STONE SCHOOL HOUSE**

WHEREAS, the United States Congress is accepting applications for Community Project Funding for Fiscal Year 2026; and

WHEREAS, the Township Committee of the Township of Greenwich supports an application for funding through the FY2026 Community Project Funding for needed structural stabilization of the historic Old Stone School House – a building constructed in 1811 that has served as a school, militia training headquarters, town hall, and most recently as a grange hall; and

WHEREAS, the facility survives as the oldest school in the county, and sits in its original historic district context; and

WHEREAS, in 2022, a structural assessment of the building was conducted which determined that the facility is in need of stabilization to ensure its continued structural integrity

and that this important historic asset is not lost; and

WHEREAS, based upon the deficiencies found in the Old Stone School House pursuant to the aforementioned structural assessment, the Township Committee has determined that it is in the best interest of the Township and its residents to apply for funds through the FY2026 Community Project Funding to carry out structural stabilization of the historic Old Stone School House.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Greenwich, in the County of Cumberland and State of New Jersey, as follows:

1. The allegations of the preamble are incorporated herein by this reference.
2. The Township of Greenwich hereby supports the submission of an application for FY2026 Community Project Funding, in an amount not exceed \$650,000, for structural stabilization of the historic Old Stone School House, and authorizes the Mayor, the Deputy Mayor, and the Township Clerk to execute any and all documents necessary and related to the submission of said grant application or grant agreement.
3. All Township officials and officers are hereby authorized and empowered to take all action deemed necessary or advisable to carry into effect the intent and purpose of this Resolution.

On motion of Mayor Reinhart, seconded by Deputy Mayor Orr to approve the foregoing resolution, unanimously carried.

On motion of Mayor Reinhart, seconded by Deputy Mayor Orr to approve the following resolution, unanimously carried.

RESOLUTION NO. 4-22-2025

SUPPORTING THE SUBMISSION OF AN APPLICATION FOR FY2026 CONGRESSIONALLY-DIRECTED SPENDING FOR THE PURCHASE OF 5 NEW SELF-CONTAINED BREATHING APPARATUS (SCBA) HARNESES, 5 SCBA FACEPIECES AND 10 AIR BOTTLES FOR USE BY THE GREENWICH TOWNSHIP FIRE DEPARTMENT (GTFD)

WHEREAS, the United States Senate is accepting applications for Congressionally-directed Spending (CDS) Funding for Fiscal Year 2026; and

WHEREAS, the Township Committee of the Township of Greenwich supports an application for funding through the FY2026 CDS for the purchase of five new SCBA harnesses, five SCBA facepieces, and 10 air bottles for use by the GTFD; and

WHEREAS, the GTFD has been able to replace old, failing and obsolete SCBA for a portion of its firefighters needs but needs five additional to ensure that all of its firefighters have reliable SCBA; and

WHEREAS, without these additional SCBA units, the GTFD is at risk of not being compliant with NJSA 48.145 which requires “employers to furnish to each of its employees conditions of employment and a place of employment free from recognized hazards that are causing or are likely to cause death or serious injury or harm to its employees”.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Greenwich, in the County of Cumberland and State of New Jersey, as follows:

1. The allegations of the preamble are incorporated herein by this reference.
2. The Township of Greenwich hereby supports the submission of an application for FY2026 Congressionally-directed Spending Funding, in an amount not exceed \$60,000, for the purchase of the SCBA units as outlined above, and authorizes the Mayor, the Deputy Mayor, and the Township Clerk to execute any and all documents necessary and related to the submission of said grant application or grant agreement.
3. All Township officials and officers are hereby authorized and empowered to take all action deemed necessary or advisable to carry into effect the intent and purpose of this Resolution.

RESOLUTION NO. 4-23-2025

RESCINDING THE SALE AT PUBLIC LAND AUCTION OF BLOCK 4 LOT 135 HELD AT THE MARCH 18TH 2025 GREENWICH TOWNSHIP PUBLIC MEETING BASED ON A TITLE ISSUE

WHEREAS, the Township of Greenwich, County of Cumberland, State of New Jersey foreclosed on a property located at Block 4, Lot 135 in the Township of Greenwich, County of Cumberland, State of New Jersey on July 30, 2012, and recorded a deed on August 21, 2012, in Book 4095 Page 4585; and

WHEREAS, the final judgement was obtained on said property and the tax map shows approximately a 6 acre parcel owned by the Township of Greenwich; and

WHEREAS, there were multiple bidders located at the Regular March, Greenwich Township Meeting located at 1000 Ye Greate Street on March 18th 2025; and

WHEREAS, the highest bid for the property located in Greenwich Township at Block 4 Lot 35 was in the amount of \$41,000 and

WHEREAS, Jason Brandt was the successful bidder at the Greenwich Township land auction in the amount of \$41,000; and

WHEREAS, Jason Brandt paid to Greenwich Township the amount of \$4,100 which represented 10% of the \$41,000 and the highest bidder for block 4 lot 135; and

WHEREAS, Jason Brandt, thereafter ordered a title search on said property to clarify the quality of title; and

WHEREAS, the title search indicated that the legal description found in the deed, which was a part of the foreclosure dated July 30, 2012, and recorded on August 21, 2012, in Book 4095 Page 4585, did not match the Greenwich Township Tax Map; and

WHEREAS, based on the discrepancies in the Greenwich Township tax map, which show approximately 6 acres and the deed's legal description which showed more like 4 acres the buyer, Jason Brandt, has indicated that he would like to cancel his purchase of said property going forward; and

NOW, THEREFORE, BE IT RESOLVED that the Township of Greenwich, County of Cumberland, State of New Jersey hereby rescinds the sale, which was held on March 18, 2025 at the Township meeting, for Block 4 Lot 135 in the Township of Greenwich, County of Cumberland; and

BE IT FURTHER RESOLVED, that the \$4,100 that was paid by Jason Brandt which represented 10% of the purchase price which has been held in the Seeley Law Office Attorney Trust Account since the sale and which now may be refunded to the highest bidder by Seeley Law Office Attorney Trust account check, written to Jason Brandt.

Solicitor Seeley explained the purpose of the resolution as it was due to a discrepancy in the Township tax map and the deed. Mr. Seeley indicated that Springtown area is notorious for ghost properties going back as far as the 1800s. On motion of Deputy Mayor Orr, seconded by Committeeman Werley to approve the foregoing resolution, unanimously carried.

On motion of Deputy Mayor Orr, seconded by Mayor Reinhart to approve the following resolution, unanimously carried.

RESOLUTION NO. 4-24-2025

AUTHORIZING LAND SALE OF CERTAIN BLOCKS AND LOTS WITHIN THE TOWNSHIP OF GREENWICH

WHEREAS, from time to time the Township of Greenwich (the Township) will offer for public sale certain Township owned property located in the Township of Greenwich, pursuant to N.J.S.A. 40A:12-13; and

WHEREAS, the following specific Block and Lot will be offered for public sale, which land is not needed for public purposes.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Greenwich, County of Cumberland and State of New Jersey as follows:

Section 1. The following Block and Lot shall be listed for sale with the minimum bid set forth herein:

<u>Block</u>	<u>Lot</u>	<u>Address</u>	<u>Minimum Bid</u>
4	135	Springtown Rd	\$10,000.00

Section 2. Qualifications for Purchase

All purchasers must be 18 years of age or older.

Section 3. Successful participants are subject to the following restrictions and covenants:

1. The property is being sold in the existing as is condition.
2. The property is sold subject to any and all easements, restrictions and covenants of the record.
3. The property is being sold subject to all existing Township of Greenwich Zoning and Land Use Laws.
4. The successful bidder shall not be permitted to sell the lot until the successful bidder has paid the Township the full purchase price.

Section 4. Terms of Sale

The following terms apply to the purchase of the property:

1. At the conclusion of the bidding, the property will be struck off and sold to the highest bidder. The said highest bidder will then immediately pay to the Township Solicitor a non-refundable deposit in the amount of ten (10%) percent of the sale price in cash, certified check, or bank check.
2. Within thirty (30) days of confirmation of sale, the purchaser shall pay the balance of the purchase price in full together with all legal and advertising expenses, at which time the Township will execute and deliver to the purchaser a Quit Claim deed conveying ownership of the property.
3. If the purchaser fails to make such payment within such thirty (30) day period, he shall be in default, as a result of which his ten (10%) deposit shall be forfeited to the Township and the sale shall be void.
4. The Township Committee of the Township of Greenwich reserve the right to reject any and all bids for any reason whatsoever.
5. The purchaser, regardless of the method of payment used, shall pay all closing costs, fees for preparation of deeds, or other transfer documents and escrow fees.

BE IT FURTHER RESOLVED, the Township Clerk is hereby authorized to publish notice of this public land sale.

RESOLUTION 4-25-2025

GOVERNING BODY CERTIFICATION OF COMPLIANCE WITH THE UNITED STATES EQUAL EMPLOYMENT OPPORTUNITY COMMISSION'S "Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964"

WHEREAS, N.J.S.A. 40A:4-5 as amended by P.L. 2017, c.183 requires the governing body of each municipality and county to certify that their local unit's hiring practices comply with the United States Equal Employment Opportunity Commission's "Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964," *as amended*, 42 U.S.C. § 2000e *et seq.*, (April 25, 2012) before submitting its approved annual budget to the Division of Local Government Services in the New Jersey Department of Community Affairs; and

WHEREAS, the members of the governing body have familiarized themselves with the contents of the above-referenced enforcement guidance and with their local unit's hiring practices as they pertain to the consideration of an individual's criminal history, as evidenced by the group affidavit form of the governing body attached hereto.

NOW, THEREFORE BE IT RESOLVED, That the Township Committee of the Township of Greenwich, hereby states that it has complied with N.J.S.A. 40A:4-5, as amended by P.L. 2017, c.183, by certifying that the local unit's hiring practices comply with the above-referenced enforcement guidance and hereby directs the Clerk to cause to be maintained and available for inspection a certified copy of this resolution and the required affidavit to show evidence of said compliance.

On motion of Deputy Mayor Orr, seconded by Committeeman Werley to approve the foregoing resolution, unanimously carried.

On motion of Mayor Reinhart, seconded by Deputy Mayor Orr to approve the following resolution, unanimously carried.

RESOLUTION NO. 4-26-2025

ADOPT OFFICIAL OPEN PUBLIC RECORDS REQUEST (OPRA) FORM

WHEREAS, the New Jersey Senate and General Assembly approved Public Law 2024, c.16 – Open Public Records Act Modernization on June 5, 2024 with an effective date of September 4, 2024; and

WHEREAS, P.L. 2024, c.16 requires the municipality to adopt the official Open Public Records Act Request Form (Schedule A) established by the Government Records Council pursuant to subsection b. of section 8 of P.L. 2001, c404 (C.47:1A-7) for the use of any person who requests access to a government record held or controlled by the public agency; and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Greenwich, County of Cumberland, State of New Jersey, the official OPRA request form is hereby adopted.

On motion of Deputy Mayor Orr, seconded by Mayor Reinhart to approve the following resolution, unanimously carried.

RESOLUTION 4-27-2025

AUTHORIZING INTERLOCAL SERVICE AGREEMENT BETWEEN THE TOWNSHIP OF HOPEWELL AND THE TOWNSHIP OF GREENWICH WITH RESPECT TO A TEMPORARY DEBRIS MANAGEMENT AREA

WHEREAS, the Township of Hopewell and the Township of Greenwich currently utilize shared services with regards to the transfer station located at 539 Trench Rd, Bridgeton, NJ; and

WHEREAS, both Townships feel it would be logical to do the same with the Temporary Debris Management Area; and

WHEREAS, the Township of Hopewell and the Township of Greenwich are desirous of entering into an interlocal service agreement pursuant to N.J.S.A. 40A:65-1, et seq., “Uniform Shared Services and Consolidation Act, to jointly provide, a Temporary Debris Management Area; and

WHEREAS, the Township Committee of the Township of Greenwich finds that an agreement with the Township of Hopewell to provide a Temporary Debris Management Area is in the interests of the residents of the Township of Greenwich.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Greenwich that the Mayor and Clerk be and are hereby authorized to enter into an agreement for shared services with the Township of Hopewell pursuant for a Temporary Debris Management Area, the form of which shall be satisfactory to the Mayor and Solicitor of the Township of Greenwich.

Unfinished Business:

Marina/Ship John Inn – Mr. Seeley indicated that summonses had been issued for various properties and a court date of April 29, 2025 has been set. Mayor Reinhart indicated that the barriers have been removed to the boat ramp and the public has been entering and utilizing said ramp. Various avenues were discussed to prevent this from happening. It was requested that Mr. Seeley’s office perform a title search of the property. Committeeman Werley indicated that there is an interested party in purchasing the marina. Mr. Seeley indicated his office would be available to discuss the marina with said party. Another property maintenance case was discussed involving Jimmy Chang’s building.

Temporary Debris Management Area - A resolution was approved.

New Business:

Financial Disclosure Forms are due April 30, 2025

Committee Comments: None

Payment of Bills

After review and discussion on motion of Committeeman Werley, seconded by Deputy Mayor Orr to approve the bill list in the amount of \$368,538.39, unanimously carried.

Public Comment:

On motion of Mayor Reinhart, seconded by Deputy Mayor Orr to open the public comment, unanimously carried. Paige Van Pelt, OEM Coordinator, reported the EOP is to be submitted to the IOM in July. There is no funding for the HMP. It was also requested to remove Steve Mosley's name from the website. Charles Reinhart, Fire Chief, reported that the information for the sale of the generator and other items has been submitted to the CFO. Ms. Garrison indicated a resolution will be prepared for the next meeting for the Committee's consideration. He also reported the second floor windowsills at the rear of the building are rotten and the shed needs a new roof. He will pursue quotes. Chief Reinhart also issued an invitation to the upcoming 100th anniversary of the Fire Department will be held on October 11, 2025 from 4:00 p.m. – 8:00 p.m. There being no further comments forthcoming, on motion of Mayor Reinhart, seconded by Deputy Mayor Orr to close the public comment, unanimously carried.

Adjournment: There being no further business to come before the Township Committee, on motion of Deputy Mayor Orr, seconded by Mayor Reinhart to adjourn, unanimously carried

Respectfully submitted.

Lisa Garrison
Borough Clerk