

TOWNSHIP OF GREENWICH
LAND USE BOARD
APRIL 7, 2025
REGULAR MEETING
MINUTES

1. Call to Order – Chairperson Watson 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 January 9, 2025”.

2. Roll Call Present:

Penelope Watson, Michael Ivanick, Neil Riley, Salvatore Mangiafico, Michelle Serabian, Kathleen Barndt, Veronica Flanagan

Also present: Genora Rosypal, Solicitor, and Renee Brecht-Mangiafico, Board Secretary

Absent: Michael Henry, Mayor Reinhart, Deborah Bacon

3. Approval of Minutes

Neil Riley made a motion to approve the minutes of March 3, 2025, seconded by Salvatore Mangiafico; all were in favor, with no abstentions.

5. Applications

02-2025, McCarthy, 998 Ye Greate Street, Block 9 Lot 29 (roof mounted solar): Melanie McCarthy introduced herself and stated that she would be speaking for both herself and for her mother, Ilonka Fralinger, application 03-2025. RCL Solar would install 28 solar panels on the back garage of her property. No street trees are involved. Neil Riley made a motion to accept, Michael Ivanick second, all in favor.

03-2025, Fralinger, 1047 Ye Greate Street, Block 20 Lot 46 (roof mounted solar): Per Melanie, who presented for her mother, Ilonka Fralinger, a 3 x 7 array on southwestern of a detached garage roof, would be installed by RCL Solar. No trees are involved. Kathleen Barndt made a motion to accept, Neil Riley second, all in favor.

Michael Henry arrived.

01-2025, Barbera, 983 Ye Greate Street, Block Lot (window replacement): The board looked at a window sample for the enclosed porch (6 windows). The house is a remnant of a fire damaged house, per Ms. Watson. Replacing modern windows with modern windows of like type. Mr. Neil Riley and Ms. Michelle Serabian made a motion to approve, all in favor.

6. Resolutions

Resolution #02-2025 will be tabled until May.

7. Old Business

Mayor Reinhart arrived.

- Cross-Acceptance - Neil Riley stated we are in line with both the State and the County in terms with what they want to do though some small tweaks may be necessary. Any thoughts should be relayed to the County, who likely will be at the next Land Use Board meeting. Mr. Riley recommended that the Township emphasize public sewer and water, due to salt water intrusion. It was noted that American Water took over Salem City, so American may be on board for water and sewer. Homeowners usually pay the connection fee. Sometimes that may be spaced out over a period of time, per Ms. Watson. In 2010 or 2012 the estimate was approximately 7 million dollars, and would have covered approximately 75 percent of the homes. Ms. Watson also noted that waters are rising, and the Township will need protection.

Debbie Bacon arrived.

Ms. Barndt related concerns that if the sewer were not addressed, it could affect the landscape of the Township. The Board expressed that the Bridgeton Authority has the capacity to take it on; the issue is money and logistics.

8. New Business - Ms. Brecht-Mangiafico stated that she would be out of state on June 2nd. She offered June 9th as an alternative date. Neil Riley motioned to accept, Michelle Serabian second, all in favor.

9. Bill Review

There were no bills to review.

10. Public Comment

Michael Ivanick made a motion to open the meeting to public comment, second by Neil Riley, all in favor. Chairperson 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."

Board members inquired as to when they would receive their financial disclosure documentation; Ms. Brecht-Mangiafico stated that the Township Clerk was working on it.

Neil Riley made a motion to close the meeting to public comment, second by Michelle Serabian, all in favor.

11. Adjournment

Kathleen Barndt made a motion to adjourn the meeting, second by Neil Riley, all in favor.