

TOWNSHIP OF GREENWICH
LAND USE BOARD
JUNE 9, 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:

Penelope Watson, Neil Riley, Mayor Reinhart, Deborah Bacon, Kathleen Barndt, Michael Henry, Salvatore Mangiafico, Michelle Serabian,

Also present: Genora Rosypal (virtually), Solicitor, and Renee Brecht-Mangiafico, Board Secretary, and Warren Adams

Absent: Veronica Flanagan, Michael Ivanick

3. Approval of Minutes

No minutes were submitted. May minutes will be submitted in July.

4. Applications

Application 04-2025: Robert Watson, 21 Bacons Neck Road, Block 18, Lot 45

- **Proposal:** The application is for the installation of black painted standing seam metal roofs to replace the existing cedar shingles on the house and fiberglass shingles on the garage.
- **Discussion:** Mr. Watson explained the scope of the project. Mayor Reinhart inquired if the seams would be handmade, to which Mr. Watson responded that they would not be.
- **Motion:** A motion to approve the application was made by Mayor Reinhart, seconded by Kathy Barnt, and carried unanimously, with one abstention by Penelope Watson.

Application 05-2025: Penelope Watson, 1075 Ye Greate Street, Block 20, Lot 32.01

- **Proposal:** The application is for the replacement of an existing shed with a prefabricated

shed. The new shed will have the same roof configuration and corrugated metal roof as the original, using the same foundation. The primary change will be the siding. The original shed had vertical barn boards, but the available vertical siding options from Lancaster Barns (T 1-11 or rough-sawn board and batten) are not suitable for her needs. She intends to use horizontal LP siding, similar to Hardi Board, as a replacement.

A motion to approve was made by Kathleen Barndt, second by Michelle Serabian, carried unanimously, with two abstentions by Penelope Watson and Michael Henry.

7. Resolutions

- Resolution 06-2025, for Warren Adams, was not prepared in time for the meeting and as such, was tabled for July.

8. Old Business - Neil Riley requested any edits for the Cross Acceptance Response Template: Kathleen Barndt asked what is next in the process. Neil Riley explained that the goal is to move everything into State compliance, but that it is a moving target. Penelope Watson asked how frequently; Mr. Riley responded, usually 5 - 10 years but has been 20 years. Michael Henry said that high points should be addressed during the next master plan planning.

9. New Business

Mayor Reinhart asked if anyone had received a letter about lead inspections, to which Kathleen Barndt responded affirmatively. The Mayor explained that the State had passed a law requiring all rental properties to be inspected for lead, and the Township had hired someone to conduct these inspections. Neil Riley clarified that the process involves a wipe test, and there are two types of certificates: one for lead clearance and another that is valid for three years. Kathleen Barndt mentioned that Greenwich uses a visual test for lead, but she expressed concerns about covering the milk paint, which is not smooth and tight, on historic homes. Neil Riley suggested requesting an XRF test, which is more expensive but could provide more thorough results.

10. Bill Review

There were no bills to review.

11. Public Comment

A motion to open the meeting to public comment was made by Mayor Reinhart, second by Neil, carried unanimously.

A motion to close the meeting to public comment was made by Neil Riley, second by Michelle Serabian, carried unanimously.

12. Adjournment

A motion to adjournment the meeting was made by Neil Riley, second by Michelle Serabian, carried unanimously.