

**TOWNSHIP OF GREENWICH
LAND USE BOARD
MAY 5, 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, Neil Riley, Mayor Reinhart, Deborah Bacon, Kathleen Barndt, Veronica Flanagan

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

Absent: Michael Henry, Salvatore Mangiafico, Michelle Serabian, Michael Ivanick

3. Approval of Minutes

Neil Riley made a motion to approve the minutes of April 7, 2025, seconded by Kathleen Barndt; all were in favor, with no abstentions.

56. Applications

Application 04-2025, Warren Adams, 1197 Sheppards Mill Road, Block 4, Lot 13; Mr. Adams stated he would like solar installed on the back roof of the residence. It would not be seen from the road (Sheppards Mill Road). Kathleen Barndt made motion and Neil Riley seconded the motion, all in favor, no abstentions.

7. Resolutions

The board discussed and voted on multiple resolutions, including Resolutions 02-2025, 03-2025, 04-2025, and 05-2025. The motion was made by Neil Riley, seconded by Deborah Bacon, to approve all resolutions as a group. The motion passed with vote count all in favor.

8. Old Business - There was no new business.

9. New Business - There was no new business.

10. Bill Review - There were no bills to review.

11. Public Comment Neil Riley made a motion to open the meeting to public comment, seconded by Deborah Bacon; all in favor.

Discussion:

Michael Scannel's Presentation

Business Overview: Michael Scannel, a business owner from Central Jersey, presented to the Board. He operates several farms, including one growing hemp and another focusing on marijuana cultivation in South Toms River.

Proposal: Mr. Scannel is exploring the possibility of establishing an outdoor marijuana grow on 3-4 acres of land in the Township. The project would focus solely on cultivation, with no processing. A privacy fence will be installed, and the farm will be monitored by cameras linked to the State Police and the NJCRC (New Jersey Cannabis Regulatory Commission).

State Regulation Compliance: The facility will comply with all state regulations, including seed-to-sale tracking via METRIX. All activities will be monitored, and trimming logs will be kept in compliance with state laws. Mr. Scannel emphasized that his business has been operating for several years.

Questions and Responses:

Land Acquisition: Mr. Scannel inquired whether the Township would be open to this type of business. The Township would need to opt back into the ordinance to void the current restrictions on the property. The investor for the project is a Township resident.

Ratables: In response to Mayor Reinhart's question, Mr. Scannel stated that municipalities receive 2% of the gross revenue from such businesses. There are currently no farmland assessment breaks associated with this property.

Surrounding Land Use: Mayor Reinhart asked if anything would be growing around the facility. Mr. Scannel confirmed there would be no crops planted around the facility and explained that the smell could be noticeable for about 6 acres in the direction of the wind, but only during the last two months of the season when the plants are flowering.

Farmland Preservation: Neil Riley confirmed that the property in question is not under farmland preservation.

Product Sourcing: Mr. Scannel clarified that the marijuana would only be grown on-site and would not involve any products from external sources. The marijuana will be sold directly to dispensaries, not to the general public.

Facility Size: Penny asked about the size of the facility. Mr. Scannel stated that the proposed building would be a 6,000-square-foot pole barn with specialized equipment for the operation.

Board Discussion:

The Board informally expressed no concerns with the project at this time.

Neil Riley made a motion to close public comment, Mayor Reinhart seconded, all in favor.

Elena Gable and Matt Pisarski from Cumberland County Department of Planning arrived.

Presentation on Cross-Acceptance:

State Planning Process and CART Overview

- **Planning Process Overview:** The state planning process was last updated in 2003, with updates typically occurring every 10 years. The new development and redevelopment plan is set to be released in December 2025. The state plan should align as much as possible with municipal plans.
- **County Role in the Process:** Each county acts as a negotiating entity through the county planning board. The county is currently drafting the Cross Acceptance Response Template (CART), which provides a snapshot of current planning documents and their alignment with the goals of the state plan. This template helps to determine how well the plans are aligned, and it informs the negotiation phase of the planning process.
- **CART Review Process:** The CART is a working document that is submitted to the state, and the county will approve it during their meeting. The alignment is categorized as follows:
 - **Red:** Not aligned
 - **Yellow:** Somewhat aligned
 - **Green:** Aligned
- **State Plan Goals:** There are eight goals in the state plan, two of which are new: **equity** and **climate change**.
 - **Climate Change:** A climate element must be included in zoning changes, including a vulnerability assessment, especially for areas like agricultural and farmland zones.
 - **Farmland Preservation:** This should be aligned with the state plan's goals and should remain green in the CART, aligning with the goal for **agricultural conservation**.

Specific Areas Reviewed:

- **National Water Resources:** The Environmental Resource Inventory (ERI) has been completed, but no specific updates in the planning documentation related to water resources.
- **Agricultural & Food Production:** Farmland preservation should be green in the CART.
- **Air Quality:** No known issues at present.
- **Water Quality:** Stormwater management has been updated to conform, but concerns over saltwater intrusion and ongoing septic issues remain, resulting in a yellow rating.
- **Brownfield Remediation:** No specific brownfield remediation plans in the current planning documents; it was questioned whether any exist in the municipality. The result is likely green.
- **Waste Management & Recycling:** This is handled by Hopewell Township, but it's not fully incorporated into the master plan document. The rating for this area is yellow.
- **Infrastructure:** Sewer service was discussed, especially in relation to Fralinger.
- **Mobility:** No discussion regarding mobility infrastructure, such as sidewalks.
- **Clean Energy:** There has been expressed interest in clean energy, but it is not yet incorporated into the master plan.
- **Public Health:** Due to the small size of the municipality, public health is not addressed in the master plan. Shared services with West Cumberland are in place, but this should be reconsidered.
- **Housing:** The municipality is not participating in the 4th round of affordable housing calculations.
- **Economic Growth Goal:** The plan discusses economic development and agricultural support, but it lacks a specific plan to support certain types of development throughout the municipality.
- **Historic, Cultural, Scenic, and Recreational Resources:** These are aligned with the state plan and rated green.
- **Revitalization Efforts:** The municipality is working on revitalization and recentering efforts around the village, primarily through farmland preservation. However, the master plan does not specify this effort, and it is suggested that this effort be codified.
- **Comprehensive Planning:** Overall, the municipality's planning is aligned with the state plan.

Report Review:

Matt Pisarski reviewed the report, which includes mapping and key data on:

- **Existing Land Use:** Depicts land use and environmental constraints.
- **State Planning Areas:** Outlined the state planning areas from 2003, including PA 5 (environmentally sensitive) and PA 4 (rural). Recommendations include changes to PA 3 (fringe), suggesting commercial or residential development in areas without sewer

- service (e.g., Othello, Springtown).
- **Land Use Priorities:** Out of 14 municipalities, the Township is performing at an average level in terms of planning. Maurice River, Commercial, and Vineland were noted, with Upper Deerfield potentially being a standout.
 - **Three key land use goals identified:**
 1. **Balance Preservation and Development**
 2. **Ensure Sewer and Water for Existing Properties**
 3. **Support Ample Open Space and Active Recreational Amenities**
 - **Local Open Space Tax:** Elena mentioned the absence of a local open space tax and the Green Team's current burnout. Another local environmental group, CAWA, was noted as active in this space.

Next Steps:

- Edits to the CART will be made and sent to Neil Riley for review.
- The County Planning Board will vote on all CARTs at their June meeting and send them to Trenton for state negotiation.
- Agreements and disagreements will be drafted by the state, with the final plan to be completed by the end of the calendar year.

12. Adjournment

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