

**GREENWICH TOWNSHIP
MINUTES OF THE TOWNSHIP COMMITTEE MEETING
MAY 20, 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 March 18, 2025, April 8, 2025 and April 15, 2025, unanimously carried.

Land Sale Block 4, Lot 135 - Mr. Seeley indicated there had been an issue with the title search when the property had been previously sold. The title search indicated the acreage was not correct and the correct acreage is less. The successful bidder was James Hadden, 287 Sheppards Mill Rd, Greenwich, in the amount of \$10,000 which represented the minimum bid price. On motion of Deputy Mayor Orr, seconded by Mayor Reinhart to accept the bid of \$10,000 from Mr. Hadden, unanimously carried.

Public Hearing –

RESOLUTION NO. 5-28-2025

ADOPTING 2025 MUNICIPAL BUDGET

BE IT RESOLVED, that the following statements of revenues and appropriations shall constitute the Municipal Budget for the year 2025; and

BE IT FURTHER RESOLVED, that said budget was published in The South Jersey Times on May 9, 2025; and

BE IT FURTHER RESOLVED that the Governing Body of the Township of Greenwich does hereby adopt the attached as the Budget for the year 2025.

On motion of Mayor Reinhart, seconded by Committeeman Werley to open the public hearing. There being no comment forthcoming on motion of Mayor Reinhart, seconded by Deputy Mayor Orr to close the public hearing, unanimously carried.

On motion of Committeeman Werley, seconded by Deputy Mayor Orr to approve the foregoing resolution, unanimously carried upon roll call vote. Ayes: Orr, Reinhart, Werley Nays: None Abstain: None Absent: None

Resolutions:

RESOLUTION NO. 5-29-2025

PROVIDING FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET PURSUANT TO N.J.S.A. 40A:4-87

WHEREAS, N.J.S.A 40A:4-87 provides that the Director of Local Government Services may approve the insertion of any special item of revenue in the budget when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of an item of appropriation for equal amount:

Section 1.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Greenwich, County of Cumberland, hereby requests the Director of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2022 in the sum of \$843.00, which item is now available as a revenue from New Jersey Recycling Tonnage.

Section 2.

BE IT FURTHER RESOLVED that a like sum of \$843.00 is hereby appropriated under the caption of Recycling Tonnage.

BE IT FURTHER RESOLVED that two copies of the required certification, together with supporting documentation to be filed in the office of the Director of Government Services for his certification.

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

On motion of Deputy Mayor Orr, seconded by Mayor Reinhart to table **Resolution No. 5-30-2025** and **Resolution No. 5-31-2025**, unanimously carried.

RESOLUTION NO. 5-32-2025

RESOLUTION DECLARING MUNICIPAL PROPERTY AS SURPLUS

WHEREAS, the Township of Greenwich has determined that certain personal property as described on the attached schedule is no longer needed for public purposes; and

WHEREAS, N.J.S.A. 40A:11-36 allows for the Sale or Disposition of Public Property.

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Greenwich, County of Cumberland, State of New Jersey, that the attached schedule of Township property is hereby declared to be surplus, no longer needed for public purposes pursuant to N.J.S.A. 40A:11-36.

BE IT FURTHER RESOLVED, that the Chief Financial Officer be authorized and directed to dispose said items according to the statute.

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

Unfinished Business:

Marina/Ship John Inn – Mr. Seeley indicated court had been scheduled for April 29, 2025 for the marina as well as other various individuals. Mr. Hitchner was the only individual that showed at court. Mr. Hitchner was present this evening to speak with the Committee regarding the violations. Mr. Sheppard, Township Code Enforcement/Zoning Officer, was also present. Mr. Sheppard indicated his major concern at this time is the electrical cord that is running through the property and the potential safety hazards this would cause. Mr. Hitchner was directed to remove the cord immediately. Mr. Hitchner promised that he is working on the violations but could not verify what has been completed or started at this time. He was advised that the docks are required to be cleaned up, buildings must the means to address the violations as well as the outstanding taxes. Mr. Hitchner indicated that he has been speaking with potential investors and buyers. Mr. Sheppard indicated that the Township paid to block the board ramp for safety purposes and it has been unblocked and the boat ramp is open. Mayor Reinhart indicated an effort must be made as the residents have been paying. Deputy Mayor Orr questioned the time frame for this to be completed. Mr. Seeley indicated if the Committee is not satisfied with the progress, he will advise the judge at the next court appearance which is scheduled for July 1, 2025. Access must be blocked through the Conquistador property and boat ramp must be completed. Mr. Hitchner indicated he is in the process of acquiring an attorney. He will provide Mr. Seeley with the contact information.

Conquistador LLC Property - The Committee questioned the status of the property violations. Mr. Sheppard indicated he will contact the owner.

Property Violations - Mr. Seeley advised the Committee of the upcoming court dates for the following:

June 3 - Martina Brown

July 15 - Schottman

The Committee questioned additional properties for which Mr. Sheppard indicated he is still pursuing additional violators.

New Business:

Shared Service Agreement Tax Assessor- The Committee upon review and discussion requested Mr. Seeley to send correspondence to Hopewell Township to advise at the expiration of the current agreement on June 30, 2025 the Township will not be renewing.

Cannabis Market Opt In - Michael Scannell, 420 Organics, was present to discuss the possibility of Greenwich adopting an ordinance to approve cannabis within the Township. Mr. Seeley reviewed the current status of the Township’s cannabis ordinance and Township’s many options. Mr. Scannell indicated his proposed operation in Greenwich would consist of an outdoor grow which would require an 8’ fence along with cameras. He explained the plant, itself, is useless until dried and cured. There would be a slight odor for a minimal amount of time. He stated statistics show fields do not experience whereas the dispensaries experience the most theft. He stressed the control is all in the Committee’s hands while the State monitors and regulates. Employees are required to have a background check. The Township would receive as a fee/tax 2% of sales. He anticipates \$2 million in monthly sales which would equate to \$40,000/month for the Township. After review and discussion Mr. Seeley was authorized to contact Mr. Scannell’s attorney for further information.

Reports:

Housing/Zoning - Mr. Sheppard presented a written report to the Committee.

OEM Coordinator – Ms. VanPelt reported on the following:

Salem Hope Creek Radiological Drill will occur on June 3, 2025. Mr. Charles Reinhart and herself will be participating on behalf of Greenwich Township.

Hazard Mitigation Plan (HMP) will be a part of the master plan.

Emergency Operating Plan (EOP) – draft is due in two weeks

Fire Chief - Chief Charles Reinhart reported on the following:

Triathlon - June 22, 2025

Quotes for Repairs to Fire House (2nd floor rear facing windows and back roof on garage)

1. Buggy Construction	\$8,550
2. Sprouts & Ladders	\$8,700
3. Graeber, Inc	\$7,941

On motion of Mayor Reinhart, seconded by Deputy Mayor Orr to approve the quote of Graeber, Inc. in the amount of \$7,941 contingent upon the windows being of the same or greater equivalent of the next lowest bidder of Buggy Construction or the approval will go to the next lowest quote of Buggy Construction in the amount of \$8,550, unanimously carried.

Committee Comments: None

Payment of Bills

After review and discussion on motion of Mayor Reinhart, seconded by Deputy Mayor Orr to approve the bill list in the amount of \$141,902.43, unanimously carried.

Public Comment:

On motion of Mayor Reinhart, seconded by Deputy Mayor Orr to open the public comment, unanimously carried. There being no comments forthcoming, on motion of Committeeman Werley, 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