

TOWNSHIP OF GREENWICH
LAND USE BOARD
July 14, 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 were: Penelope Watson, Neil Riley, Mayor Reinhart, Michael Ivanick, Deborah Bacon, Kathleen Barndt, Michael Henry, Michelle Serabian, Veronica Flanagan

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

Absent: Salvatore Mangiafico, Neil Riley

3. Approval of Minutes

There were no changes or corrections to the May 5, 2025 minutes. A motion to approve the minutes as presented was made by Mayor Reinhart and seconded by Deborah Bacon. The motion carried unanimously, with no abstentions

There were no changes or corrections to the June 2, 2025 minutes. A motion to approve the minutes as presented was made by Mayor Reinhart and seconded by Deborah Bacon. The motion carried unanimously, with no abstentions

4. Applications

Application 06-2025 James Orr, Block 16 Lot 12

- **Proposal:** As discussed in the minutes from the January 6, 2025 meeting, James Orr's current 12-acre lot (Block 16, Lot 9) is landlocked and requires trespassing across an adjoining property for access. The subdivision of a 4-acre parcel from Block 16, Lot 12 was proposed to resolve this issue by connecting Lots 9 and 16. However, due to the NJ Farmland Preservation Easement on Lots 9 and 16, a simple lot line adjustment is not permitted. The proposed subdivision will not alter the farmland preservation status of the property. Further details of the January discussion can be found in the meeting minutes from that date.
- **Motion:** A motion to approve the application was made by Mayor Reinhart, seconded by Michael Henry, and carried unanimously, with one abstention by Neil Riley.

7. Resolutions

- **Resolution 06-2025:** Warren Adams
 - A motion to approve Resolution 06-2025 with a correction to the reading “Robert Watson” to “Warren Adams” was made by Kathleen Barndt, seconded by Michael Henry, and carried unanimously. For the following resolutions, Chairperson Watson abstained from voting. The board discussed and voted on two resolutions, including Resolutions 07-2025 and 08-2025. The motion was made by Neil Riley, seconded by Deborah Bacon, to approve both resolutions as a group. The motion passed with vote count all in favor, with one abstention.

8. Old Business - There was no old business.

9. New Business - There was no new business.

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 Michael Henry, carried unanimously.

A motion to close the meeting to public comment was made by Mayor Reinhart, second by Kathleen Barndt, carried unanimously.

12. Adjournment

A motion to adjourn the meeting was made by Mayor Reinhart, second by Kathleen Barndt, carried unanimously.