

**TOWNSHIP OF GREENWICH  
LAND USE BOARD  
OCTOBER 7, 2024  
REGULAR MEETING  
MINUTES**

1. 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 30, 2024”.

2. Roll Call

Present: Penelope Watson, Michael Henry, Mayor Reinhart, Salvatore Mangiafico, Neil Riley, Michael Ivanick, Deborah Bacon, Michele Serabian, Kathleen Barndt, Alt 1, Veronica Flanagan, Alt 2

Absent: Shawn Burke Alt 3

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

3. Swearing in of Board Member: Alternate Board Member 1, Kathleen Barndt, was affirmed as Class IV Member, by solicitor Ms. Rosypal, replacing the remainder of Matthew Pisarki’s term.

4. Approval of Minutes

Several minor typographical corrections were noted for the September meetings; with those corrections, on motion by Mr. Mangiafico, seconded by Mr. Riley, to approve the minutes of September 9, 2024, unanimously carried.

5. Applications

There were no new applications.

6. Resolutions

On motion of Mr. Riley, seconded by Mr. Ivanick, to adopt the following ordinance, unanimously carried:

Resolution 07-2024

Chuck & Peggy Mazza, 881 Ye Greate Street, Bl 18, Lot 19

“Granting of a Certificate of Appropriateness for the development and placement of a white picket fence, concave top design, with the tallest point at 42 inches.”

7. Old Business

Cross acceptance updates: Mr. Riley informed the board that the letter requesting he be added as the Cross Acceptance liaison for Greenwich was just sent this week to the County. He should be getting updates soon.

Historic District lines: Mr. Henry reviewed the documentation (attached) as to Historic District lines.

- Mr. Henry reviewed the current procedure, namely that the Zoning Officer gets an application, and if it is near certain zone boundaries, particularly the Historic District, sends an email asking for clarification. The edges of the Historic District in some locations are unclear from the maps are (for example, Sheppards Mill). Mr. Henry stated that the ordinance provides for an interpretation of the Maps. The current ordinance utilizes the same language as the 1979 ordinance, which was the original ordinance for the Historic District. In attachment: the four bullet points on page 1 show the guidance as to how to interpret zone boundaries. This is not as easy with Historic District. Mr. Henry referenced the current map in the attached packet with a scale that is 1 mi equals 3/4" and existing HD parcels can be 77' wide.
- The old version of the map, 1979, is more clear; and was printed on two sheets of paper. When the County created the digital map, some of the edges were shifted. Regardless, the Land Use Board exercises judgment.
- Page 3: Item 2, 1979 map in detail shows the right of way ROW to be 250' deep in the Historic District. Interpretation says it should be from the centerline of the road. However most of our right of ways in the Historic District center line do not coincide with the centerline of right of way.
- In some cases, we don't necessarily know where the center of the right of way is. If the road is offset from the right of way, then more is included on a lot on one side of the road than on the other side.
- Some rights of way are more narrow than others; as a result, the Historic District runs deeper into the property where ROW is narrow if the District limit is measured from the centerline of the ROW.
- The Land Use Board has been interpreting the Mazza application from edge of right of way, not the center, because on a land survey or a deed, one can tell where the right of way starts. This also avoids the problem of Historic District being less deep on wider vs. narrower in respects to the right of way.
- Mr. Henry reviewed each portion of the Historic District and its boundaries. The Land Use Board has already addressed it at Sheppards Mill Road in Othello with the recent solar application from Barndt. Mr. Henry suggested that the LUB agree on the HD endpoints and start points along the streets be memorialized with parcel numbers that are in the Historic District. This is seen in the remaining portion of the document, parts 3 - 5, for every area of the Historic District Conservation Zone. This would makes district lines coincide with property lines.

- For each of those, see the appropriate figure to see the red lines as to which properties would be included.
- Bacons Neck Rd is an area with a question; the current map would assume that Historic District stopped next to Michael Griffith house and the creek; but in actuality, it needs to go to the west property line (vs right through the house). He expressed that this is not taking land away, just normalizing it.
- Mr. Henry suggested the Board read through and consider what he has presented this evening, then consider passing a resolution to recommend it to the Township to memorialize, possibly as part of the Ordinance.
- Mr. Henry highlighted the properties on Block 9; and for full disclosure the existing Historic District does not include his house which is within the New National Register boundary. If felt appropriate by the LUB, he would have no objection to his home being included in the HD..
- Ms. Watson noted that the old map shows road bending but the right of way is straight right through the south end of Ye Greate Street.
- Mr. Henry stated that if the Land Use Board were to ask the Township to go by parcel number, there would need to be provisions for subdivisions inside the Historic District. Potential areas for subdivisions might include the Wood property (north of Wood house); Michael Griffith's the lot containing the house (assuming no farmland preservation easements); and the large lot between the creek crossing Market Lane and Ye Greate Street (behind the firehouse, etc). Those subdivisions would create new lots that would need to be part of the historic district. He also noted that small compact lots along new or existing street frontage would be desirable vs. 6 acres lots if they weren't in the Historic District.
- Mr. Henry noted that we have never had so much activity in the Historic District, until recently, with most applications being between bigger sheds, more permanent constructions, solar, etc.
- Ms. Mangiafico, Secretary, mentioned that the Master Plan updates are overdue, and that the township needs to allot money. She has requested it be on their agenda..
- Ms. Watson stated that neither the State nor the National Park Service have provided a link to the updated Historic District application. Andrea Tingey is supposed to pass it along; it will need to go on the website when available.

## 8. New Business

Review of Board Member Email Concerns: This was tabled until the Board Member who has shown concerns is present.

9. Bill Review

There were no bills to review.

10. Public Comment –

Neil Riley first, second by Salvatore Mangiafico, made a motion to open the meeting to the public; 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.”

Neil Riley first, second by Salvatore Mangiafico, made a motion to close the meeting to the public; all in favor.

11. Adjournment

Neil Riley first, second by Salvatore Mangiafico, made a motion to adjourn the meeting; all in favor.

Respectfully Submitted,  
Renee Brecht-Mangiafico  
Board Secretary