

TOWNSHIP OF GREENWICH
LAND USE BOARD
SEPT 8, 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, Michael Ivanick, Michelle Serabian, Veronica Flanagan

Also present: Genora Rosypal, Solicitor, and Renee Brecht-Mangiafico, Board Secretary, and Charles Schemelia

Absent: Deborah Bacon, Salvatore Mangiafico, Mayor Reinhart

3. Minutes:

Michelle Serabian made a motion to accept the July and August minutes, Neil Riley second; all in favor.

4. Applications:

- Application 05-2025 – Schemelia, 885 Ye Greate Street, Block 18, Lot 30.01 Mr. Schemelia submitted an application to install solar panels on the roof of his residence and garage. It was noted that the tree identified on the site plan would not need to be removed. There being no further discussion, a motion to approve the application was made by Michelle Serabian and seconded by Neil Riley. The motion was carried unanimously.
- Application 04-2025 – Jones, 662 Ye Greate Street, Block 8, Lot 4 Betty and Cliff Jones submitted an application to install solar panels on the garage located in the rear yard of their property. The Board determined that the proposed installation is consistent with the expectations of the Historic Conservation District. There being no further discussion, a motion to approve the application was made by Michael Ivanick and seconded by Neil Riley. The motion was carried unanimously.

5. Resolutions: There were no resolutions to review.

6. Old Business -

- Cannabis ordinance: Penelope Watson questioned why agricultural cultivation was listed

as conditional in the R1 (residential) zone, noting that it should instead be located in the RA (agricultural) zone. She further stated that all classes should fall under RA, not R1. The ordinance also incorrectly referred matters to the Planning Board rather than the Land Use Board. Neil recalled that the Land Use Board was intended to advise on where cultivation would be permitted. Aside from these clarifications, the Land Use Board expressed no issues with the ordinance.

- Cross acceptance: The dates for the State Planning Commission meetings for CART were discussed.

7. New Business -

Resolution of Appreciation – Michael Henry

Neil Riley made a motion to adopt a resolution expressing appreciation to Michael Henry for his long-standing dedication and service to the Planning Board and Land Use Board of the Township. The motion was seconded by Michelle Serabian and carried unanimously, with no abstentions. Mr. Henry has served on the Board since 1983.

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

9. Public Comment A motion to open the meeting to public comment was made by Neil Riley and seconded by Michelle Serabian. The motion carried unanimously. Following comment, a motion to close the public portion of the meeting was made by Neil Riley and seconded by Michelle Serabian. The motion carried unanimously.

10. Adjourn A motion to adjourn the meeting was made by Neil Riley and seconded by Michelle Serabian. The motion carried unanimously.