

**TOWNSHIP OF GREENWICH**  
**LAND USE BOARD**  
**Nov 3, 2025**  
**REGULAR MEETING**  
**MINUTES**

**1. Call to Order**

Chairperson Watson called the meeting to order at 6:30 pm, 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, Deborah Bacon, Salvatore Mangiafico, Mayor Reinhart, Veronica Flanagan

**Also present:** Genora Rosypal, Solicitor, Renee Brecht-Mangiafico, Board Secretary, Adam Laughlin, Steve and Kathleen Barndt, Mark Werley, Jason Radwich and Casey Snyder with All Pro Construction

**3. Oath of Office** Ms. Rosypal administered the oath of office for Veronica Flanagan, moving from Alternate, to Class IV, filling the unexpired term of Kathlyn Barndt.

**4. Minutes**

A motion to approve the minutes of the September meeting was made by Neil Riley and seconded by Michelle Serabian. The motion was carried unanimously, with Deborah Bacon, Salvatore Mangiafico, and Mayor Reinhart abstaining.

**5. Applications**

- **Application – Mark and Carrie Werley, 20 Market Lane, Block 20, Lot 2**

Genora Rosypal swore in Mark Werley. The applicant is requesting a Certificate of Appropriateness to install 21 black solar modules on the rear roof of the residential home.

There being no further discussion, a motion to approve the application was made by Neil Riley and seconded by Michael Ivanick. The motion was carried unanimously.

- **Application – Adam Laughlin, 20 Market Lane, Block 20, Lot 2**

Genora Rosypal swore in Adam Laughlin. The applicant is requesting a Certificate of

Appropriateness to install 33 solar modules on the front roof of the residential home. He stated that it will not be visible from the road.

There being no further discussion, a motion to approve the application was made by Neil Riley and seconded by Michelle Serabian. The motion carried unanimously.

## 6. Resolutions

- **Resolution 11-2025** — Memorializing approval of a **Historic District Certificate of Appropriateness for Charles Schemelia, Block 18, Lot 30.01 (885 Ye Greate St.):** installation of **solar panels on the back roof of the home.** **Hearing held:** September 2025.

A motion to adopt the resolution was made by Neil Riley and seconded by Michael Ivanick. The motion was carried unanimously.

- **Resolution 12-2025** Michael Henry **Action to adopt:** November 3, 2025.

A motion to adopt the resolution was made by Neil Riley and seconded by Mayor Reinhart. The motion was carried unanimously.

- **Resolution 13-2025** Guidance of Historic Conservation District Mapping to Township Committee

A motion to adopt the resolution was made by Neil Riley and seconded by Veronica Flanagan. The motion was carried unanimously.

## 7. Old Business

- Status of Master Plan Update – Renee Brecht-Mangiafico will contact Matt Pisarski for an update on the County’s progress regarding the Master Plan. Mayor Reinhart will review the budget and report back on the amount allocated for the Master Plan update in 2025.
- Status of Cross Acceptance – Neil Riley reported that the Cross Acceptance Plan has been released and has been forwarded to all board members by the Board Secretary. He requested that members review the document. He noted that water and sewer infrastructure are identified as significant needs.

## 8. New Business

There was no old business.

## 9. Bill Review

There were no bills to review.

## 10. Public Comment

A motion to open the meeting to public comment was made by Veronica Flanagan and seconded by Michael Ivanick. The motion was carried unanimously.

**Resident Jason Radowich** – Discussed painting and window replacement at his property. He stated that approximately half of the windows have already been replaced and the work is about halfway completed. The existing windows were not original; they were purchased wholesale. Mr. Radowich explained that he was unaware the property was located within the historic district until his contractor informed him, after which the County Clerk referred him to the Zoning Officer.

Ms. Watson inquired what the original windows looked like. The applicant noted that about six windows had already been replaced. He still has several of the original-style windows in the rear of the house and will relocate those to the front façade. The Commission agreed that maintaining original-style windows on the front of the house would be preferable. It was also suggested that storm windows be used to tighten the existing originals. Mr. Radowich also plans to replace the porch and all remaining windows except those on the front façade.

Mayor Reinhart made a motion to approve the application pending updated drawings showing the windows from the back being moved to the front of the house, and receipt of the application and escrow fee; seconded by Neil Reilly. The motion was carried unanimously.

**Residents Kathleen & Steven Barndt** – Expressed concerns regarding a “Common Housing Violations” handout being distributed by Zoning Officer Neal Sheppard. The Barndts noted that the original version appeared to have been copied from another municipality’s document and did not include Greenwich-specific information such as references to private wells, septic systems, and the Historic District Commission. An updated version was issued approximately six weeks later.

The updated form includes a statement referring residents to the “Historical Society.” The Commission clarified that the correct entity is the Greenwich Historic District Commission, not the County Historical Society. Penny Watson recommended revising the form to include the Commission’s correct name, website, and phone number, and to move this notice to the top of the first page.

Penny Watson also commented that the Zoning Officer’s absence from Land Use Board meetings has made communication difficult. The Mayor added that the handout should have been reviewed by the Planning Board prior to distribution.

Renee Brecht-Mangiafico will add a link to the Historic District information and the applicable ordinance on the township website after confirming the correct code citation with Penny Watson. It was noted that Upper Deerfield Township performs Greenwich's inspections and that Theresa Warburton is the current code official.

The Barndts also raised a question regarding a resident being advised that solar panels could not be installed without a Certificate of Occupancy (CO). The Commission discussed the matter and agreed that this requirement may not align with standard practice, since solar work is often permitted for occupied homes.

A motion to close the public portion of the meeting was made by Mayor Reinhart and seconded by Neil Riley. The motion was carried unanimously.

## **11. Adjourn**

A motion to adjourn the meeting was made by Neil Riley, and seconded by Michael Ivanick. The motion was carried unanimously.

The meeting was adjourned at 7:10 pm.

Respectfully submitted,

Renee Brecht-Mangiafico, Secretary

Township of Greenwich Land Use Board