

**TOWNSHIP OF GREENWICH  
LAND USE BOARD  
JANUARY 12, 2026  
REORGANIZATION AND REGULAR MEETING**

1. Call to Order – Secretary Renee Brecht-Mangiafico 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 December 17, 2025”
2. Swearing-In Appointments – Solicitor Genora Rosypal swore in Daniel Orr and Salvatore Mangiafico for new terms.
3. Nomination for Chairperson – Neil Riley; nominated Penny Watson for Chairperson; second by Salvatore Mangiafico ; there were no other nominations. Motion to close the nominations and elect, and seconded by ; all voted aye with no abstentions.
4. Nomination for Vice-Chairperson – Penny nominated Neil Riley for Vice-Chairperson; second by Salvatore Mangiafico; there were no other nominations. Motion to close the nominations and elect, and seconded by ; all voted aye with no abstentions.
5. Roll Call –
  - Present: Penelope Watson, Deborah Bacon, Salvatore Mangiafico, Neil Riley, Dan Orr, Michelle Serabian (virtually), Veronica Flanagan (virtually)
  - Absent: Michael Ivanick
  - Also Present: Genora Rosypal (solicitor), Renee Brecht-Mangiafico (Secretary) Jason Radowich, Kathy Goodwin, Cynthia Farnsworth, Linda Silveo
6. Appointment of Solicitor – Neil Riley nominated Genora Rosypal as solicitor, seconded by Salvatore Mangiafico. There were no other nominations. Motion to close the nominations and approve Genora Rosypal as solicitor, Neil Riley, and seconded by Salvatore Mangiafico; all voted aye with no abstentions.
7. Appointment of Secretary – Neil Riley nominated Renee Brecht-Mangiafico as Board Secretary, seconded Deborah Bacon. There were no other nominations. Motion to close the nominations and approve Ms Brecht-Mangiafico as secretary, Neil Riley, and seconded by Deborah Bacon; all voted aye with one abstention by Salvatore Mangiafico.
8. Setting Meeting Dates  
The following meeting dates were approved:
  - Monday, February 2, 2026
  - Monday, March 2, 2026
  - Monday, April 6, 2026

- Monday, May 4, 2026
- Monday, June 1, 2026
- Monday, July 6, 2026
- Monday, August 3, 2026
- Monday, September 14, 2026 (due to Labor Day)
- Monday, October 5, 2026
- Monday, November 2, 2026
- Monday, December 7, 2026

Motion by Neil Riley, seconded by Salvatore Mangiafico, all in unison.

9. Approval of Minutes

- December 1, 2025 minutes were approved with no discussion. Neil Riley made a motion to accept; seconded by Salvatore Mangiafico. All were in favor with abstentions by Dan Orr, Deborah Bacon, and Michelle Serabian.

10. Applications – There were no applications.

11. Resolutions – There were no resolutions.

12. Old Business – Chairperson Watson stated that there is a gap in the Historic District Ordinance, noting that a Certificate of Appropriateness (COA) is required when a construction permit is needed, but that roof or window replacements may occur without a construction permit. She noted that window replacement should be explicitly addressed in the ordinance and suggested that the ordinance be revised and submitted to the Township Committee for consideration. Chairperson Watson indicated she would prepare an initial draft of proposed revisions.

Secretary Renee Brecht-Mangiafico requested that all Land Use Board members review the updated application and submit any feedback prior to the next Land Use Board meeting.

13. New Business – Chairperson Watson suggested recommending Neil Riley for appointment to the Historic Preservation Commission as a Class C member, while retaining his position as a Class IV member of the Land Use Board. A motion was made by Deborah Bacon and seconded by Salvatore Mangiafico. All members voted in favor.

14. Bill Review – There were no bills to review.

15. Public Comment

Neil Riley motioned to open the meeting to public comment, seconded by Salvatore Mangiafico. 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.”

Cindy Farnsworth, owner of 1040 Ye Greate Street, located within the Historic District, appeared before the Board regarding replacement of an existing roof. The existing roof is primarily asphalt shingles, with some existing metal. Ms. Farnsworth proposed installation of a high-gauge aluminum, true standing-seam metal roof (not prefabricated) in black.

It was noted that the project does not require a construction permit; however, a Certificate of Appropriateness (COA) is required due to the property's location within the Historic District. The matter was identified as an emergency repair, and the Board Secretary will notify the Zoning Officer (Neal Sheppard) and follow up regarding the Certificate of Appropriateness application.

Jason Radowich, owner of 1455 Bridgeton Road, addressed the Board regarding replacement of windows. Mr. Radowich noted that he had previously discussed with the Land Use Board replacing the front windows using windows salvaged from the rear of the house. He advised that the windows from the rear of the house have since cracked and are no longer usable. The lower two front windows remain intact and can be reglazed and retained with the existing wood frames.

Mr. Radowich stated that he will use the two existing lower windows as a reference and will match the upper windows to the lower windows, with the upper windows to be replaced with historically appropriate replica windows.

Neil Riley made a motion that the proposal be conditionally acceptable, Salvatore Mangiafico seconded the motion, and all members voted in favor. Chairperson Watson indicated he would provide Mr. Radowich with a reference for window sourcing.

Cynthia Farnsworth asked if pictures exist of her house that show the original windows. It has 2 windows that are not original and not appropriate, and she would like to know what they looked like. Chairperson Watson suggested she inquire with the historical society.

Neil Riley motioned to close the meeting to public comment, seconded by Salvatore Mangiafico.

16. Adjournment – Neil Riley motioned to adjourn the meeting, seconded by Salvatore Mangiafico. All were in favor.