

TOWNSHIP OF GREENWICH

LAND USE BOARD

REGULAR MEETING MINUTES

July 6, 2026

Call to Order

Chairperson Penelope Watson called the meeting to order at 6:30 p.m. and stated that adequate notice of the meeting had been provided in accordance with the Open Public Meetings Act by notifying the *South Jersey Times* on January 23, 2026.

Roll Call

Present:

Penelope Watson, Michelle Serabian, Michael Ivanick, Salvatore Mangiafico, Dan Orr, Veronica Flanagan, Kathy Goodwin

Also Present:

Genora Rosypal, Esq., Solicitor
Renee Brecht-Mangiafico, Board Secretary
Jim Eberts

Absent:

Neil Riley, Deborah Bacon

Approval of Minutes

July 6, 2026 Regular Meeting Minutes

A motion to approve the May 4, 2026 Regular Meeting Minutes was made by Michelle Serabian and seconded by Michael Ivanick.

Motion carried with no objection or abstentions.

Applications

Bl 3 Lot 2, 520 Ye Greate Street, James & Paige Eberts

Land Use Board Solicitor Genora Rosypal explained that, under normal circumstances, two dwellings are not permitted to remain on the same property simultaneously while a new home is constructed and the existing home remains standing pending demolition. She asked how long both structures would be on the property at the same time.

Ms. Rosypal administered the oath to applicant James Eberts. Board Attorney Veronica [Last Name] noted that the application listed both James and Paige Eberts as property owners, but only James had signed the application. Ms. Rosypal asked whose names were on the deed, and Mr. Eberts responded that both names were on the property. He agreed to have Paige Eberts sign the application. Board member Penny [Last Name] stated that she did not consider the issue problematic.

Mr. Eberts explained that, upon issuance of a temporary Certificate of Occupancy, the new home would be connected to the existing well and septic system. The existing dwelling would then be demolished. He noted that the existing house occupies the location of the proposed driveway, and that because a dwelling already exists on the lot, the substandard lot size is not affected by the proposal. It was also noted that the AME Cemetery is located adjacent to one side of the property.

Board member Salvatore Mangiafico asked whether the demolition deadline should be tied to the issuance of the Certificate of Occupancy. Mr. Eberts stated that the existing dwelling would be demolished within 60 days of completion of the new home and that he already had a contractor lined up to perform the work. He also noted that the existing gas tank would be removed, as the new home would utilize propane.

Michelle Serabian made a motion to permit both dwellings to remain on the property simultaneously during construction, with the condition that the existing dwelling be demolished within 60 days of completion of the new dwelling.

Resolutions

There were no resolutions.

Old Business

Master Plan Re-Examination: Renee will forward the income limits for affordable housing.

New Business

Resilient NJ Grant Application - Dan Orr distributed an email about the application and there was general discussion regarding the purpose of the grant. The application is due July 21.

Renee noted that she will be commencing a new position that will require her to be out of town on Mondays for the next three months. The board indicated that it will be alright for Renee to host the meetings virtually during that time. Penny Watson will host Google Meet next month, and Salvatore Mangiafico will host the next two months.

Public Comment

A motion to open the meeting to the public was made by Salvatore Mangiafico and seconded by Michael Ivanick.

All in favor; motion carried.

Chairperson Watson invited members of the public to address the Board and requested that speakers state their name and limit comments to approximately five minutes.

A motion to close public comment was made by sal and seconded by dan.

All in favor; motion carried.

Adjournment

There being no further business, a motion to adjourn was made by Michael Ivanick and seconded by Salvatore Mangiafico.

All in favor; motion carried.

The meeting was adjourned.

Respectfully Submitted,

Renee Brecht-Mangiafico, Board Secretary