

TOWNSHIP OF GREENWICH

LAND USE BOARD

REGULAR MEETING MINUTES

May 4, 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, Neil Riley, Michael Ivanick, Deborah Bacon, Salvatore Mangiafico, Dan Orr, Veronica Flanagan, Kathy Goodwin

Also Present:

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

Approval of Minutes

April 6, 2026 Regular Meeting Minutes

A motion to approve the April 6, 2026 Regular Meeting Minutes was made by Salvatore Mangiafico and seconded by Neil Riley.

Abstentions: Penelope Watson, Michelle Serabian
All others in favor; motion carried.

Applications

There were no applications.

Resolutions

There were no resolutions.

Old Business

The Board was reminded that the County would be presenting the Master Plan Re-Examination. Matt Pisarski explained that the process, which occurs approximately every ten years, involves reviewing the current Master Plan and related documentation to determine what issues remain relevant, what has changed, and whether goals should be updated for the future. He stated that the evening's discussion would serve as a brainstorming and planning session regarding impediments, concerns, and future goals for the Township.

Elena reviewed several existing maps and planning documents, including:

- Existing land use maps
- 2020 land cover maps
- Environmental features maps
- Utilities maps
- Zoning maps
- Cross-acceptance recommendations to the State
- Preserved farmland maps

She noted that these materials are available on the Cross-Acceptance webpage.

Chairperson Watson asked about approximately ten properties in the ACE Conservation Zone that had previously been subdivided and considered part of the Historic District zoning. Matt Pisarski stated that he would research the issue further, noting that the subdivisions took place during the 1990s.

Discussion followed regarding previous planning priorities, including farmland preservation. The Board noted that most eligible farmland has already been preserved, with only some infill parcels remaining. The original intent to maintain the village character while preserving surrounding farmland was considered largely successful, with preservation estimated to be approximately 85% complete.

The Board discussed the continued importance of preserving the historic nature and

streetscape of the community.

Environmental constraints and resiliency concerns were also discussed. Members noted that PSEG ownership protects significant portions of land, but saltwater intrusion and flood zone changes continue to impact the Township.

Matt Pisarski asked whether the Board had concerns regarding development pressure over the last 10 to 16 years. Chairperson Watson stated that most recent development activity involved solar panels and limited residential approvals, which she did not view as a major concern.

The Board discussed potential redevelopment opportunities, particularly involving the marina area. It was noted that any redevelopment designation would require Township Committee action, although recommendations could be included in the re-examination report if supported by the Land Use Board.

Chairperson Watson asked whether the Township was required to address affordable housing obligations. Matt Pisarski responded that the Township had not yet conformed with current affordable housing requirements and recommended that it do so. Elena explained that obligations include both new construction and rehabilitation units from prior and current rounds. She stated that compliance would require identification of properties by block and lot and could involve deed-restricted affordable units. Chairperson Watson noted that projects such as Habitat for Humanity developments could potentially qualify. Michelle Serabian asked what income levels qualify as “affordable,” and the Board was advised that additional information and metrics would be provided.

The discussion turned to infrastructure limitations and rising waters. Board members noted that data centers and similar developments generally require sewer infrastructure, which Greenwich Township currently lacks.

Cross-acceptance recommendations identifying Greenwich as a “PA-3 Fringe Planning Area” were discussed, particularly in relation to possible future extensions of sewer or water infrastructure. Elena described the ongoing sewer project in Shiloh, which is currently proceeding through the State Infrastructure Bank process. Possible future expansion toward Roadstown, Hopewell, Sunny Slope, or Greenwich Road was discussed, although it was acknowledged that such projects remain years away. Alternative systems, such as a batch plant similar to Fortescue’s, were also mentioned.

Chairperson Watson referenced a Fralinger engineering report involving a collection point near Springtown Road and asked whether it remained current. Elena stated that the report dated from 2013 and could be incorporated into the re-examination.

Matt Pisarski requested clarification regarding areas impacted by rising tides. Neil Riley identified several affected locations, including Bacon’s Neck Causeway, Greenwich Road, Market Lane, the marina area, and homes along Delaware Avenue. Environmental resiliency planning was discussed as a possible future initiative.

The Board noted that the 2010 Master Plan study recommended restoration of the dike system, although that work has not occurred and is considered unlikely.

Additional discussion focused on development opportunities in Springtown, including reduced lot sizes and whether incentives existed for development in the area. Board members indicated that no current incentives exist.

Economic development constraints related to lack of infrastructure were also discussed, particularly limitations associated with septic capacity for restaurants and commercial uses. The Board noted that several restaurants had previously operated in the Township, although only the Bait Box currently remains open.

Matt Pisarski outlined the anticipated timeline for the Master Plan Re-Examination process:

- Draft completion by August
- Public presentation in September
- Public hearing and adoption in October or November

He encouraged Board members to submit additional thoughts or comments as the process continues. Public outreach methods, including information included with tax bills and social media notices, were also discussed.

Chairperson Watson asked whether installation of water lines should occur simultaneously with any future sewer work due to ongoing saltwater intrusion concerns. Matt Pisarski discussed the substantial costs associated with combined infrastructure projects and noted that Fortescue required more than a decade to secure sufficient funding. He also cautioned that expanded sewer infrastructure could increase development pressure and affordable housing obligations.

The Board discussed Hopewell Township's recently completed affordable housing plan and the current court-based process following the dissolution of COAH. It was noted that municipalities that fail to participate risk builder's remedy lawsuits.

The Board also discussed how additional farmland preservation could affect affordable housing obligations. Elena noted that not all remaining parcels may qualify for preservation.

Chairperson Watson requested that State and National Register Historic District boundaries be shown on a single map. Matt Pisarski noted discrepancies between local zoning maps and historic district boundaries and explained that some residents had previously opposed inclusion within the district.

The Board reviewed recommendations from the prior re-examination report, including:

1. Revising the definition of "family"
2. Accessory dwelling units
3. Right-to-farm notification requirements
4. Adoption of a "country code" ordinance similar to Shiloh's
5. Affordable housing compliance
6. Conditional use provisions in the RA Zone
7. Municipal planning grants
8. Historic dike restoration

Michael Ivanick noted that Bacon's Neck had previously been rebuilt but subsequently washed

out again.

Programs utilizing dredge spoils for wetland restoration and resiliency improvements were also briefly discussed.

New Business

There was no new business.

Public Comment

A motion to open the meeting to the public was made by Salvatore Mangiafico and seconded by Neil Riley.

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.

Jim Eberts, 520 Ye Greate Street, asked whether anyone knew the history of the building located at the front of his property. He stated that he is interested in constructing a new house behind the existing structure, utilizing the same well and septic system, and later demolishing the original house. Renee Brecht-Mangiafico explained the likely application requirements, including the need for a use variance, and advised that the matter would likely be heard in July.

A motion to close public comment was made by Neil Riley and seconded by Salvatore Mangiafico.

All in favor; motion carried.

Adjournment

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

All in favor; motion carried.

The meeting was adjourned.

Respectfully Submitted,

Renee Brecht-Mangiafico, Board Secretary

