

TOWNSHIP OF GREENWICH

LAND USE BOARD

REGULAR MEETING MINUTES

September 14, 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, Salvatore Mangiafico, Dan Orr, Veronica Flanagan, Kathy Goodwin, Neil Riley, Deborah Bacon, Michael Ivanick

Also Present:

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

Absent: Michelle Serabian

Approval of Minutes

August 3, 2026 Regular Meeting Minutes

A motion to approve the August 3, 2026 Regular Meeting Minutes was made by Neil Riley and seconded by Michael Ivanick.

Motion carried with no objections.

Applications

- **2026-03 – Howard and Diane Cuff, 159 Tindall Island Road**

Application for a new carriage-style pole building to be used as a garage.

Diane Cuff was sworn in. Ms. Cuff stated that they have been working on renovations to the residence for approximately nine years and are nearing completion and issuance of the Certificate of Occupancy. They are requesting approval to construct a two-car garage in the area where a garage had previously been located by the former owner.

The proposed garage would measure approximately 28' x 30' and would feature cedar siding and a carriage-style saltbox roof. One window would face Tindall Island Road, and two garage doors would face the residence. The building would be painted to match the house.

Ms. Watson stated that the proposed design appeared appropriate for the residence. Ms. Watson collected the application check and will provide it to Amy.

Neil made a motion to approve the application. Michael Ivanick seconded the motion. All were in favor.

- **2026-04 – Mark Werley, 20 Market Place**

Application to replace a portion of the existing house roof with a shingle roof.

Mark Werley was sworn in. Mr. Werley stated that he proposes to replace the front portion of the existing asbestos roof with a shingle roof. The existing roofing has a diamond-shaped pattern. Neil noted that the proposed shingles are similar in appearance to shingles approved in previous applications.

Resolutions

- There were no resolutions.

Old Business

Master Plan Re-Examination: The County anticipates having a draft of the Master Plan Re-Examination ready for presentation at the October Land Use Board meeting.

Resilient NJ Grant Application: There are no updates to report.

Prehistoric Museum: An update was provided regarding discussions with the County concerning the future use of the former Prehistoric Museum building. Representatives attended a County

Commissioners meeting to discuss the possibility of allowing a nonprofit organization to use the building. The County Administrator indicated a preference for using the building for storage. However, representatives from the County Cultural and Heritage Commission indicated that the building may be needed for storage for approximately one year, providing time to explore alternative uses and develop a proposal for its future use.

New Business

There was no new business.

Public Comment

A motion to open the meeting to the public was made by Michael Ivanicks 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 names and limit comments to approximately five minutes.

Mr. Ted Ritter, attorney, distributed informational brochures and provided an update regarding the new museum building. Mr. Ritter stated that work on the project began in 2014 and that the new building was completed on March 11, 2025. The organization is currently in the process of relocating its collection from the former Prehistoric Museum building and expects to vacate that building by the end of October. The collection will be moved to and displayed in the new facility, which is anticipated to open to the public by the end of 2027. Mr. Ritter also reported that two individuals with archaeology degrees have been hired to work two days per week and that representatives of the Tribe have been invited to participate in an open house.

Mr. Ritter and Tom Sheppard also sought feedback from the Board regarding the Maritime Museum property located adjacent. The property was described as a very small lot, approximately 66 feet deep by 41 feet wide, with the property boundary located at or near the building wall.

It was reported that the building underwent a historic preservation study in approximately 2001 and subsequently received an approximately \$100,000 historic preservation grant. The grant-funded work included lifting the structure and installing a new concrete-block foundation.

The proposed project would not involve a change in use. Due to the size and configuration of the lot, the existing building has little or no setback from the property boundaries.

Bob Brewer was introduced as the incoming President of the County Historical Society.

A motion to close public comment was made by Neil and seconded by Debbie. All in favor; motion carried.

Adjournment

There being no further business, a motion to adjourn was made by Neil Riley and seconded by Michael Ivanick. All in favor; motion carried.

The meeting was adjourned.

Respectfully Submitted,

Renee Brecht-Mangiafico, Board Secretary