

**Planning/Zoning Board
TOWNSHIP OF GREENWICH
REGULAR MEETING
Monday, July 5, 2021 at 7:30 P.M.
GoToWebinar Electronic Meeting due to COVID-19**

I. Meeting called to order & Open Public Meeting Act:

The regular meeting was called to order by Renée Brecht-Mangiafico, Secretary acknowledging as required by the Open Public Meetings Act, that “adequate notice of this meeting was provided in compliance with the Open Public Meetings Act by notifying South Jersey Times on January 26, 2021.”

II. Roll Call:

Present: Ms. Watson, Mr. Ivanick, Mr. Henry, Mr. Mangiafico, Mayor Reinhart, Mr. Pisarski, Ms. Bacon, Mr. Lamanteer

Absent: Mr. Riley

Also present: Mr. DeSimone, Solicitor and Renée Brecht-Mangiafico, Secretary
Public: Joan Berkey, Jim Caruluzzo, Dale and Christine Bierman

III. Approval of Minutes:

Minutes to be available at August Meeting.

IV. Historic District Research Project

Ms. Berkey updated the board on the progress of the historic district research project. The report is attached as part of the official record. Mr. Reinhart requested what the plans were for informing the public; Ms. Berkey responded that there would be an in person public meeting and that the materials would be available to the public prior. Mr. Henry suggested a Frequently Asked Questions document should be available to the public in advance of the meeting and should be available on the website. He also pointed out that the funding for this project was paid for by Verizon.

Mr. Ivanick made a motion to accept the report into the minutes; Mr. Reinhart seconded the motion; all were in favor.

V. Applications:

- **Dale and Christine Bierman, 936 Ye Greate Street**

Mr. Henry recused himself from this application due to the proximity of his house to the property. Ms. Watson noted that the fence being reviewed is in the historic districts and faces two streets: Ye Greate Street and Park Lane.

Mr. DeSimone noted that the fence has already been installed, but the Certificate of Appropriateness has not yet been issued. Mr. Pisarski said that the higher elevation fence, if not projecting in front of the house (in this case Ye Greate Street) is

in compliance with federal standards. He questioned whether it had a historic impact on the side street, Park Lane; and he believes that Ye Greate Street is the priority. Mr. Pisarski also said that it would be difficult for a fence on Park Lane not to have some sort of historical impact. Ms. Watson inquired as to the use of vinyl as the material. Mr. Pisarski did not recall any requirements for materials to be wood, which Ms. Watson confirmed. Mr. Pisarski felt the design was sensitive to the district and somewhat appropriate to the house, and the Board should show some leniency toward materials in current day. Ms. Watson explained that there is little in the federal standards as it relates to fences. She noted that there is a lot of fence, and it cuts off historic views from Park Lane for access to the cemetery. She inquired to the right of way. Mr. Pisarski responded that he believed it was a municipal road, and that the easement right of way should be confirmed.

Mr. DeSimone swore in the applicant, Mr. Dale Bierman. Mr. DeSimone explained that the concern is whether or not the fence is on the right of way. He asked if the lot line was surveyed by the installers, to which Mr. Bierman responded, no. Ms. Watson asked if there were a survey; Mr. Bierman stated that they had received one when they moved into the residence in March.

Mr. Reinhart made motion to open the meeting to public comment on this issue, seconded by Mr. Mangiafico, all in favor. No comments were received. Mr. Reinhart made motion to close the meeting to public comment on this issue, seconded by Mr. Mangiafico, all in favor. Mr. Henry offered the fact, (not speaking as an a voting member or neighbor), that the right of way is 26' wide from south side of pavement; and that based on Mr. Bierman's measurements, the fence is not in the right of way. There was no variance request or setback required for a fence, per Mr. Pisarski and Ms. Watson.

Ms. Mangiafico inquired as to the need for escrow; Mr. DeSimone confirmed it will be a \$50 escrow fee for a Certificate of Appropriateness. Mr. DeSimone explained the use of a Certificate of Appropriateness and its relationship to the historic district and federal government standards to the Biermans.

Mr. Pisarski made a motion to accept does not exceed the front of the main façade on Ye Greate Street, and the design and materials are appropriate; seconded by Mr. Ivanick, all in agreement.

VI. **Resolutions**

None

VII. **Old Business:**

- **Vacant Property List Updates**

Mr. Lamanteer explained the challenges of working with some realtors who are taking houses to settlement with no inspections. It is a pervasive problem in Cumberland County over the last year and half. 16 Old Mill Road, which needs septic repairs, was just sold in Greenwich under these circumstances. Mr. Lamanteer said that the title companies are issuing the Certificate of Occupancy regardless of inspection status.

He stated that five people were to be in court for vacant property; only one individual showed, and he was given three months to comply. Mr. Pisarski asked what

happens if they are no show; Mr. Lamanteer stated that there is very little that can be done at this time, presumably due to Covid. Several vacant properties were sold in the past year. That report was forwarded to the Board earlier today.

- **Potential alternate board member**

Mr. Reinhart needs to training information to the new member.

Chairperson Watson requested that he move forward with this as quorum can sometimes be a concern when a board member needs to recuse themselves.

VIII. **New Business:**

- **Sewer**

Ms. Watson inquired as to whether there is an interest in connecting to sewer lines from Bridgeton should there be funding. The price several years ago was approximately 7.5 million; only 2 million was available at that time. Mr. Reinhart expressed an interest. Ms. Watson also noted that any changes in the privatization of the CCUA could have an impact on the issue.

Mr. Pisarski stated that the County Wastewater Management Plan is still under review by the NJDEP. Once approved, it would give Sewer Service Areas that could be expanded upon. However, it is not currently approved due to ongoing conversation with the State regarding Millville.

Per Mr. Pisarski, Greenwich is proposed as “an area of interest”. Sewer service would need to be expanded first to Shiloh, and then from there to Greenwich. Ms. Watson inquired as to if the County office will be considering the various funding mechanisms, and if would he keep Greenwich apprised, to which Mr. Pisarski responded positively. He stated that he is unsure what Greenwich’s appropriate is from American Rescue Plan Funding but that the County is receiving about 30 million. Nothing has been formally approved yet but is anticipated in the next month. Mr. Pisarski will check the Wastewater Management plan, and forward it to Ms. Watson for discussion at the next meeting.

- **58 Market Lane**

No application has been filed yet.

IX. **Bill Review:**

None

X. **Public Comment**

A motion was made by Mr. Lamanteer and seconded by Mr. Ivanick to open the meeting to public comment. All were in favor.

No public comments were offered.

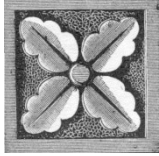
A motion was made by Mr. Pisarski and seconded by Mr. Lamanteer to close public session. All were in favor.

XI. **Adjournment**

On motion of Mr. Lamanteer, seconded by Mr. Pisarski to adjourn, unanimously carried.

Respectfully submitted,

Renée Brecht-Mangiafico
Secretary



Joan Berkey
Historic Preservation Consultant

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Greenwich Township Planning and Zoning Board
Cumberland County, New Jersey

Consultant's Report
Greenwich National Register Historic District
Boundary Increase, Boundary Decrease, Additional Documentation

July 30, 2021

The revised National Register nomination was submitted to Andrea Tingey at the State Historic Preservation Office on July 14, 2021 and I have not yet heard back from her if any additional corrections are needed. The nomination must be considered "technically complete and professionally sufficient" by August 19th in order to be considered by the State Review Board at their November meeting. I have given Ms. Tingey an abundance of time to do her second review so I anticipate easily meeting that deadline.

Respectfully submitted,

Joan Berkey