

**Planning/Zoning Board  
TOWNSHIP OF GREENWICH  
REGULAR MEETING  
Monday, June 7, 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. Riley

**Absent:** Mr. Lamanteer

**Also present:** Mr. DeSimone, Solicitor and Renée Brecht-Mangiafico, Secretary  
Public: Joan Berkey, Jim Caruluzzo, Taylor Hayes, Mr. Hayes

**III. Approval of Minutes:**

April motion Mr. Pisarski, Mr. Sheppard.

May motion Mr. Pisarski, Mr. Sheppard.

**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. DeSimone suggested that a recommendation be made to the Township Committee to hold a public meeting on the proposal. Mayor Reinhart agreed that a September public meeting is appropriate. Ms. Berkey noted that some who are already included in the historic district may have their boundaries increased to include their whole lot, versus the original 300’ determined in 1972. Chairperson noted that only the local district is the only area that is regulated. Mr. Henry said that the National Heritage Listing is not a zoning change, which Mr. DeSimone verified. Mr. Henry suggested that the Planning Board make the presentation, focusing on the educational component. Ms. Mangiafico reminded the Board that the Planning Board will need to determine the source of funds for postage; Mayor Reinhart said he would request those funds from the Township Committee at the next meeting on the 15<sup>th</sup>. Per Ms. Berkey, there are approximately 200 letters that need to go out.

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

## V. Variance Procedure

Mr. DeSimone reviewed the procedure for variances and escrow. He requested direction from the board for his involvement on applications for land use application packages and escrows. Chairperson Watson noted that Ms. Mangiafico has already started a draft variance application; Chairperson Watson will work with Ms. Mangiafico on that application. Ms. Mangiafico noted that the Board does have some escrow amounts in place; and that the County application has been used in the past so as to create less paperwork for residents if the need to apply to the County is necessary. Ms. Mangiafico also noted the need to watch the budget.

## VI. Applications:

- **Hayes, 28 Bacons Neck Road**

Chairperson Watson recused herself from this application due to the proximity of her house to the property. Mr. Ivanick inquired to Ms. Hayes as to the status of the application; Ms. Hayes responded that she had submitted the paperwork. Mr. DeSimone explained that her application was a two-part application, firstly due to living in the Historical District which requires a Certificate of Appropriateness, and secondly a zoning variance due to setback requirements of the structure.

Mr. DeSimone swore in Ms. Taylor Hayes. Ms. Hayes stated that the shed has already been installed. Mr. Henry stated that he had viewed the shed and while it is lacking in detail of other nearby sheds, it is not unlike other sheds nearby, and that he would not want to see it any closer to the road, but the view is minimal from the road. Mr. Pisarski agreed. Mr. Riley made a motion to approve for a Certificate of Appropriateness; Mr. Pisarski, seconded; all in favor.

Per Ms. Brecht-Mangiafico, notifications to neighbors were sent, receipts have been received, and no letters of objections were received from neighbors. Mr. DeSimone asked if there was County approval on the septic system; Ms. Hayes confirmed that it was installed prior to them moving in; and that the shed was placed in its current location because of the septic system and field bed. Ms. Hayes noted she had submitted the septic survey to the Township as part of the application. Mr. Riley and Mr. Pisarski stated that the County would not have input into this. Mr. Pisarski asked if the applicant had taken every effort to mitigate the need for variance, which Ms. Taylor confirmed. Mr. Henry asked for confirmation of the distance from the property line and distances from the septic tank. Mr. Hayes confirmed. Mr. DeSimone asked if there were intentions to install any other structures; Ms. Hayes responded in the negative. 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. Mangiafico asked for clarification as to what the variance would entail. Mr. DeSimone confirmed that it was solely for setback. Mr. Riley made a motion to approve the variance; Mr. Pisarski seconded the motion, all in favor.

Mr. DeSimone explained the procedure for the approval to Ms. Hayes, noting that it will be memorialized at the July meeting.

Ms. Hayes expressed that it was an uncomfortable and difficult process and she appreciated Ms. Mangiafico's assistance.

VII. **Resolutions**

- **Mednick, 251 Tindale Island Road**  
Mr. Ivanick made a motion to memorialize this resolution; seconded by Mr. Pisarski, all in favor.
- **Estate of David Henry, 6 Pier Road**  
Mr. DeSimone confirmed that escrow payment had been received by his office for this property but that he needed the block and lot number for the resolution. Mr. Pisarski made a motion to memorialize this resolution with that addition noted; seconded by Mr. Reinhart, all in favor.
- **Gomez, 851 Sheppards Mill Road**  
Mr. Pisarski made a motion to memorialize this resolution; seconded by Mr. Ivanick, all in favor.

VIII. **Old Business:**

- **Brown, 936 Ye Greate Street**  
This has been tabled due to the applicant's child's 8<sup>th</sup> grade graduation.
- **Vacant Property List Updates**  
No updates
- **Potential alternate board member**  
Mr. Reinhart believes the individual was accepted at the last Township meeting. He will confirm and relay her information to Ms. Mangiafico so she can be added to the mailing list. She will need to be sworn in and will need to do the training.

IX. **New Business:**

- **Mednick, re: 6 Pier Road**  
Mr. Mednick was interested in this property and had questions for the board. However, it seems there has since been a change of hands of the property.
- **New Zoning Officer**  
Chairperson Watson asked what the procedure is for replacing Mr. Lamanteer, who is retiring. Mayor Reinhart stated that they have received several applications that the Township Clerk is reviewing. She will present them at the next Committee meeting. It was noted that Ms. Mazza, the Tax Assessor, will also be retiring at the end of the month.
- **Vacant Property Updates**  
Mr. Reinhart is trying to figure out the inconsistency of monies received by owners of vacant properties. Mr. Pisarski recommended that the new zoning officer prioritize this issue.

X. **Bill Review:**

None

**XI. Public Comment**

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

Mr. Carluzzo asked why some individuals must confirm to zoning and others do not. He was asked to give an example, to which he responded that the store proprietor of Willow and Main was not required to come to the Zoning board, while the owner of 936 Ye Greate Street had to come before the board regarding their fence. Mr. DeSimone informed him that the proprietor of Willow and Main is a tenant, that there were no changes made to the property that required the Board's approval and the Planning and Zoning Board's role is the use of the site, not the enforcement of the law.

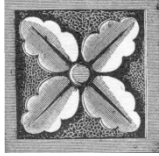
A motion was made by Mr. Reinhart and seconded by Mr. Riley to close public session. All were in favor.

**XII. Adjournment**

On motion of Mr. Riley, seconded by Mr. Ivanick 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**

June 30, 2021

I have been working diligently on corrections to the nomination as suggested by NJHPO staffer Andrea Tingey. Andrea, Penny, and I met in Greenwich on Thursday, June 24<sup>th</sup> and walked various parts of the district just to make sure that the boundaries we are proposing are defensible. Andrea agrees that they are, so we are going forward with no changes to the boundaries that were in the map I shared with your board for review. The state office has prepared the maps that will accompany the nomination and they are fabulous.

I anticipate being done with the final tasks this coming week (by July 9<sup>th</sup>), however we are still waiting for the SHPO staff archaeologist to weigh in with his comments. Andrea has reminded him that his review is needed as soon as possible, and she explained to me and Penny there is a new archaeologist reviewer at the federal level who has her own preferred way to present archaeological significance so some changes are anticipated.

I am still hoping to meet my personal deadline of submitting the corrected/revised nomination by July 15<sup>th</sup> so we can have it declared technically complete by the SHPO deadline of August 20<sup>th</sup>. I have been summoned for jury duty in Camden the week of July 19<sup>th</sup>, the following week my husband and I are on vacation, and then I will be in Atlanta for two weeks helping my daughter as she recovers from hip surgery. Thank goodness documents can be stored "in the cloud," so I will be able to make any last minute corrections—if needed—from wherever I happen to be.

Respectfully submitted,

Joan Berkey