

**Planning/Zoning Board  
TOWNSHIP OF GREENWICH  
REGULAR MEETING  
Monday, April 6, 2020 at 7:30 P.M.  
Zoom Electronic Meeting due to COVID-19**

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

The regular meeting was called to order by Chairwoman Watson 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 23, 2020.”

**II. Roll Call:**

Mayor Reinhart - Absent  
Anthony Lamanteer - Absent  
Alan Hedges - Absent  
Michael Ivanick - Present  
Dave Bostwick - Absent  
Neil Riley - Absent  
Sal Mangiafico - Present  
Michael Henry - Present  
Penny Watson - Present  
Debbie Bacon - Absent  
Matt Pisarski - Present

**Also present:** Mr. DeSimone, Solicitor and Renée Brecht-Mangiafico, Secretary

**III. Approval of Minutes:**

March 2, 2020 – Ms. Watson requested that the second paragraph about Pine Mount reflect that it was “county engineer’s opinion was that timber was not well received by the federal government.” With this correction and the spelling of “Riley” in the last paragraph, on motion of Mr. Ivanick, seconded by Mr. Mangiafico to approve said minutes, carried with no abstentions.

**IV. Historic District Research Project**

Chairperson Watson updated the Board on the project for Joan Berkey, Consultant, who was unable to join this evening. On motion of Mr. Ivanick, seconded by Mr. Henry to enter into the record of the Planning and Zoning Board minutes, carried with no abstentions for this and all future meetings for this project. Mr. Ivanick motioned to approve the report, Mr. Henry seconded, all in favor.

Joan Berkey submitted an invoice for \$1200 for work on the Historic Research project. Mr. Ivanick motioned to approve to send to Township Committee for payment, Ms. Watson seconded, all in favor.

V. **Applications:**

No applications

VI. **Resolutions:**

No resolutions

VII. **Old Business:**

Vacant Property List Updates – None

Pine Mount Creek – Per an email from County Engineer John Knoop, Matt Pisarski stated that the county will not do a SHPO review. The County will instead be terminating project Greenwich township historic district boundary. Penny clarified that this is the decision of the County, rather than the municipality. Mr. Pisarski will request clarification as to where exactly the project will stop. The Township Solicitor was copied on the County's email, and Mayor Reinhart and Committeeman Werley should have received a copy via the Planning Zoning Board email.

VIII. **New Business:**

Planning and Zoning Board members were reminded to complete their Financial Disclosure Filing by the April 30, 2020 deadline. Per Mr. DeSimone, all members must annually disclose all personal contributions to political parties. The filing information was sent out by the township clerk, Lisa Garrison. All members present confirmed receipt of this information.

IX. **Bill Review:** None other than previously addressed invoice from Ms. Berkey.

X. **Public Comment:** Mr. Mangiafico motioned to close the meeting and open for public comment; Mr. Henry seconded the motion. All were in favor. No comments were offered. Mr. Mangiafico motioned to close public comment; Mr. Henry seconded the motion. All were in favor.

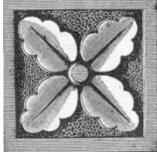
Mr. Henry asked for clarification of the public notice of the meeting. Ms. Brecht-Mangiafico replied that notice was posted along with the link to the Zoom meeting on the website and advertised on Facebook, with a second reminder notice posted today on Facebook. Mr. Henry mentioned potential concerns with "Zoom-bombing", noting that the host can silence unwanted pranksters. Ms. Watson noted that the board should assume that the May meeting will also take place via Zoom.

XI. **Adjournment:**

On motion of Mr. Ivanick, seconded by Ms. Watson to adjourn, the motion unanimously carried.

Respectfully submitted,

Renée Brecht-Mangiafico  
Secretary



*Jean 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**  
**Additional Information and Potential Expansion**

March 31, 2020

I spent the month of March continuing to write building descriptions for Section 7 of the nomination and I am pleased to report that the first draft is done. I have written descriptions for buildings, outbuildings, and structures on 187 lots, but some of those lots have more than one significant building on them. For example, the Richard Wood III Store lot has the store and the house just south of it on the same lot. This number may go lower because it includes about a dozen buildings that were not included in the original nomination, and if we decide to keep the original boundaries, they will be dropped. Also, there are several modern (built after ca. 1980) houses that might be excluded depending on how we draw the new boundaries.

I am now doing the first edit, highlighting things that need a second look, e.g. "is that door original?", and using aerial photographs I've discovered outbuildings that I didn't see when I was photographing. So, more work to be done, but it is getting done.

Of course, I have been staying home given the current COVID-19 orders. I still have to photograph the school buildings, but that can wait. All research at the courthouse and the historical society is also on hold, but there are plenty of other tasks that can be done. These include re-reading *Albion's Seed* with an eye to Greenwich and national significance, writing the summary and narrative overview description parts of Section 7, selecting photographs, starting the bibliography, and more. There are also many on-line resources that allow me to continue my research, particularly in the Bridgeton newspapers which are available through on-line subscriptions.

I also enlisted Penny Watson to take some photographs for me. I want to use a few of the early 1900s panoramic views (mostly of Ye Greate Street) in the nomination and was planning on recreating the same view today to show how little the village has changed. Because of the travel ban, I could not get to Greenwich to take the photos before the trees leafed out, so Penny kindly said she would take the necessary photos. We determined that about the only thing that has changed is the greater number of trees today!

Respectfully submitted,

*Jean E. Berkey*

Joan Berkeley



*Joan Berkey*  
*Historic Preservation Consultant*

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**INVOICE FOR CONSULTING SERVICES  
Greenwich National Register Historic District  
Additional Information and Potential Expansion**

Submitted to:  
Greenwich Township Planning and Zoning Board  
Cumberland County, New Jersey

March 31, 2020

Per the payment schedule on page 5 of the contact:  
“the consultant will invoice the township on a monthly basis from January  
through December 2020”

For work completed in March 2020 .....\$1,200.

**Balance Due.....\$1,200.**