

**TOWNSHIP OF GREENWICH
PLANNING/ZONING BOARD
DEC 4, 2023
REGULAR MEETING
to the extent known**

1. The meeting was called to order by Chairperson Watson – “Adequate notice of this meeting was provided in compliance with the Open Public Meetings Act by notifying the South Jersey Times on January 30, 2023”.
2. Roll Call: Salvatore Mangiafico, Michael Henry, Penelope Watson, Neil Riley, Kathy Barndt, Deborah Bacon, Michelle Serabian, Matthew Pisarski, and Mayor Reinhart

Also present: Renee Brecht-Mangiafico, Mr. John DeSimone (virtually), Steve Barndt, James Schottman, Dale and Chrissy Bierman, Bonnie Flanigan, Kathy Goodwin, Maureen Sapnar, Sean Burke

Absent were: Michael Ivanick,

3. Approval of Minutes

September 2023: Mr. Mangiafico proposed approval of these minutes, seconded by Kathy Barndt; approved by all with abstentions by Matthew Pisarski, Michael Ivanick, and Mayor Reinhart.

November 2023: Matt proposed approval of these minutes, seconded by Michael Henry; approved by all with abstentions by Penelope Watson, Michael Ivanick, and Neil Riley

4. Applications

- Application 06-23, Block 9, Lot 46.01, 936 Ye Greate Street, Dale Bierman (solar panels & removal of trees)
Mr. Michael Henry recused himself due to owning property nearby. Dale Bierman was sworn in by the Mayor. He would like solar at his residence. Per Mr. Bierman, the solar company wanted to cut down all trees; he requested a compromise by placing them on his garage. However, the solar company still would need to remove 3 trees on Park Drive, on the edge, which are not on his property. The four on his property would also need to be removed. Mr. Bierman has offered to replace those 3 trees with vegetation of a lower height. Chairperson Watson asked if other solar companies had been consulted; he replied no, just “RCL”. Per Mrs. Chrissy Bierman, the drainage field would also be an issue if they were to try to move the solar panel location. Mr. Pisarski asked if trees not on property would require municipal committee approval; Mr. Riley stated that since it is a Township road, the Township would have the final decision, but the Planning Zoning Board could make a recommendation to the Township Committee. The cost of tree removal would be born by

applicant per Ms. Barndt. The Board is unsure of tree health. Ms. Watson asked if he might consider consulting another solar company. Per Mayor Reinhart, the Township would want someone to check the health of the trees; Mr. Pisarski also requested the diameter of trunks and breast height and the species of the tree; and confirmation that they are on public property. Mr. Riley will check the tax maps and meet with Mayor Reinhart to visit the site on December 5, 2023. Mayor Reinhart will ask Mr. Ted Kiefer to examine the trees. Mr. Henry noted that as a neighbor, if it is possible to put collectors in backyard, and distance between property line and septic system, even up to 10' from property line, he has no objection - which might be outside the 250' limit which would put it out of the historic district. The trees would still be within the historic district. There is precedent for where the historic district line stops along that road. Regardless, the Township owns the trees. Per Mr. Henry, Park Drive's name is derived from a park down the lane, "Dr Woods Park" that was utilized for picnicking. Mr. Bierman will speak with the solar company but noted that if they put the panels on the ground in the backyard, the panel system would still need to be faced as such that it would still require removal of at least some of the trees. The board opted to await information before making any recommendations. Mr. Henry returned to the board table.

5. Resolutions

-Resolution 3-2023 (application 05-23) (Steven and Kathleen Barndt)
IN THE MATTER OF THE GREENWICH TOWNSHIP PLANNING/ZONING
BOARD AN APPLICATION FOR THE INSTALLATION OF SOLAR PANELS
APPROVAL FOR STEPHEN BARNDT AND KATHLEEN BARNDT,
BLOCK 8, LOT 9.04
1118 SHEPPARDS MILL ROAD, TOWNSHIP OF GREENWICH, COUNTY
OF CUMBERLAND, STATE OF NEW JERSEY

Mrs. Barndt expressed concern that the resolution does not address several issues. Mr. Henry notes that page three includes language that addresses the hardship variance. Mr. Henry feels the resolution accurately depicts the situation. Mr. Pisarski made a motion to accept; second by Mr. Riley; all in favor save one abstention by Mrs. Barndt.

6. Old Business

-There was no old business.

7. New Business

-There was no new business.

8. Bill Review

-There were no bills to review.

9. Public Comment

Mr. Riley, made a motion to open the meeting to public comment; second by Mr. Pisarski; all were in favor.

- Mr. James Schottman of 1278 Bridgeton Road introduced himself as a new resident. The property was in poor shape when acquired and he is fixing it up. There is now a storage container on the container; he did not realize that there was a permit required and is unsure whether or not he needs a variance. It is 8' off of the property line. The property borders open farmland. The storage container is already there and filled; he would ideally like to leave it where it is. Mr. Riley asked how long; per Mr. Schottman, at least a year, during renovation. Ms Watson asked if he could set a year deadline; he said he might if he could consider a year in to reevaluate. The setback is 20 feet; since it is not a permanent structure, it would not need a variance. The construction office per Neil Riley is who he probably needs to talk to. If it were to be permanent, it would require a foundation per Mr. Henry, and there are restrictions on model and type of container; and it would require a variance in such a situation (put a foundation in, then move the container).

Greenwich does not have ordinance for temporary trailers, storage, etc. Mr. Riley noted that it might be more a concern for neighbors and that we would need to memorialize it as temporary and with a time limit. Mr. Pisarski asked if 12 months would be sufficient. Mr. Schottman asked if it could be reapproached if not? Mr. Henry stated that at that point he would either need to remove it, or get a building permit and put a foundation in. Mr. Schottman would need to speak to the building inspector for information on a foundation. Mr. Riley suggested a 1 year deadline from the date of this meeting; however, we need to confirm if there is anything in the ordinance referring to intermodal shipping containers. Mr. DeSimone will review the ordinance; and determine if it interferes with any side back issues at 8' vs 20' setback. Surrounding property is a woodline and farm field. While Mr. Schottman has not met neighbors on one side; most have met and has not had any negative feedback that he is aware of. Mr. Henry noted that ordinance 26-9.6 applies to mobile homes as accessory use to permit construction lot and that this could cover this situation. Recommendation was made to pull a construction permit for 1 year; and a zoning permit for temporary placement as a storage unit; if impractical to move to 20', he would still need a bulk variance request. A resolution equivalent to mobile home for purposes of storage could be created. Neighbors in the vicinity of 200' should be put on notice for bulk variance and setback requirement; Mr. Riley agreed. Mr. Schottman will need application for bulk variance and will need a construction permit for work done on the house. Ms. Brecht-Mangiafico will email the bulk variance permit paperwork to Mr. Schottman at jamesschottman@yahoo.com

- Mr. Shawn Burke inquired as to the status of his application for appointment to the board. Ms. Brecht-Mangiafico apprised him that the Board forwarded its comments to the Township Committee; and Mayor

Reinhart stated that it is on the Township Committee Agenda for the next meeting.

Mr. Burke further inquired as to whether Greenwich has a tree ordinance regarding removal on private property. The consensus of the Board is that there is not one; that no Cumberland County municipality has such an ordinance. Mr. Burke asked if Greenwich wanted such an ordinance? Mr. Riley stated no, and Ms. Watson explained to Mr. Burke that trees in the right of way that are already protected.

Any ordinances refer to the line of sight, as to whether it is blocking view; and the sight triangle falls to the right of way, per Mr. Riley.

Mr. Henry noted that Mr. Burke can find this information on his own at ecode360, which is available from our website.

Mr. Burke asked if any of the historic district is still under review. Mr. Henry further explained that the State and National district are separate, and that there is no intent to alter the local district.

- Ms. Bonnie Flanigan, who has lived in Greenwich for the last 3 years, noted that she had submitted a resume and letter of interest for a Planning Zoning Board position. She stated that she is interested in both the character and history of the village, as well as in the people themselves.

Mr. Riley made a motion to close the public meeting, seconded by Mayor Reinhart; all in favor.

10. Adjournment

Mr. Pisarski made a motion to adjourn, seconded by Mr. Riley, all were in favor.