

TOWNSHIP OF GREENWICH
LAND USE BOARD
JULY 1, 2024
REGULAR MEETING
to the extent known

1. Vice-Chairperson Riley called the meeting to order, stating “Adequate notice of this meeting was provided in compliance with the Open Public Meetings Act by notifying the South Jersey Times on January 30, 2024”.

2. Roll Call

Present: Salvatore Mangiafico, Neil Riley, Matthew Pisarski, Michael Ivanick, Deborah Bacon, Michele Serabian, Kathleen Barndt Alt 1, Veronica Flanagan Alt 2, Shawn Burke Alt 3

Absent: Mayor Reinhart, Michael Henry, Penelope Watson

Also present - Renee Brecht-Mangiafico, Secretary; Genora Rosypal, Board Solicitor; and Peggy and Chuck Mazza, Kevin Klepadlo, Lorraine Serabian, and Bob Demko of Momentum Solar

3. Approval of Minutes

Mr. Mangiafico made a motion to accept the June minutes, seconded by Mr. Pisarski; all were in favor with abstentions by Mr. Riley and Mr. Burke.

4. Applications

-App 1-2024, Debra Straigis 1073 Ye Greate Street, Bl 20 Lot 32, Fence (Historic) Mr. Pisarski inquired as to its permanence; it was noted that it is likely only a temporary structure and is only the backyard, 3.5’ in height, and is not installed in the front of the house. Per Mr. Pisarski, although the material is not perfect, the style is historically appropriate. Mr. Pisarski made a motion to approve, contingent upon receipt of escrow; seconded by Mr. Mangiafico. All were in favor.

-App 5-2024 Chuck Mazza, 881 Ye Greate Street, Bl 18, Lot 19, (Historic); please note this was originally mistakenly designated as 03/04 in the July agenda. This application was for the installation of a white mini barn 12 x 24 in the back of the house that matches the house. There were no concerns for this application. Mr. Ivanick made a motion to approve contingent upon receipt of the check; seconded by Ms. Serabian; all were in favor.

Mr. Bob Demko of Momentum Solar, who attended on behalf of Mr. Mazza’s application, requested to leave an application for 1049 Gum Tree Road for Zoning Officer Neal Sheppard. Ms. Brecht-Mangiafico agreed to send an email apprising Mr. Sheppard of receipt of the application.

-App 4-2024 Chuck Mazza, 881 Ye Greate Street, Bl 18, Lot 19, (Historic)
-App 5-2024 Kevin Klepadlo, 1391 Bridgeton Road, Bl 9, Lot 22, (Historic)

Mr. Klepadlo's two applications were combined into one application, Application 3-2024. The application consisted of a new 12 x 24 mini barn style shed, and a three rail split rail fence of pressure treated wood, with welded wire; two 4 x 4 cedar gates, and one 4 x 14 cantilever roll away gate for the safety of his dogs. Mr. Pisarski noted that the front part of the house is in the historic district, but the back is not; and in any case, the property is non-contributing to the district. Mr. Pisarski noted that the applicant had tried to consider what would fit the area, and that he (Mr. Pisarski) was satisfied. Mr. Mangiafico made a motion to approve; Ms. Serabian seconded; all were in favor. Mr. Klepadlo asked if he needed to wait for the resolution in August, or might he put up now, since he had ordered it before realizing he needed approval. He was instructed that it would be alright to put it up now.

5. Resolutions

Resolution 02-2024, Lois A. Kawajiri, 16 Bacons Neck Road

NOW, THEREFORE, BE IT RESOLVED that the Board has carefully considered this matter and finds that good cause exists for the granting of a Certificate of Appropriateness for the development and placement of a 14 ft. x 24 ft. accessory garage structure in the Historic Conservation Zoning District, subject to the following conditions:

A. Submission of a perfected survey by the Applicant which complies with the presentations made at the hearing, which will include the side yard setback dimension of the proposed garage against the east property boundary line in the minimum distance of fifteen (15) feet in conformance of the district minimum side yard setback distance for an accessory structure.

B. The applicant shall have her surveyor return to the property and mark out and flag the fifteen (15) foot setback distance line from the easterly boundary line to ensure that the

garage structure is placed at the minimum setback distance and which survey markers shall remain in place until the Township Zoning Officer can confirm the conforming placement of the structure.

There were no questions or comments on the resolution. Mr. Pisarski made a motion to approve; Mr. Ivanick seconded; all in favor.

6. Old Business

There was no old business.

7. New Business

Ms. Brecht-Mangiafico apprised the board that the Cumberland County Planning Board Development Review Committee had conditionally approved the site plan for the Cumberland County Historical Society Museum.

Ms. Brecht-Mangiafico also apprised the board that she was in receipt of a letter from the NJ Department of Environmental Protection on behalf of the Atlantic City Electric Company for vegetative and structural maintenance within the Power Line Rights-of-Way.

8. Bill Review

There were no bills to review.

9. Public Comment –

Mr. Piarski made a motion to open the meeting to the public, Ms. Serabian seconded; all in favor.

Vice-Chairperson Riley stated, “We have now reached the public comment portion of our meeting. Anyone who would like to address the Board, please state your name and address your concerns. Please limit your comments to approximately 5 minutes.”

There were no public comments.

Ms. Serabian made a motion to close the public meeting, seconded by Mr. Pisarski; all in favor.

Mr. Riley noted that he had learned that there is no plan to change the elevation of the crown of Ye Greate Street, but there could possibly be plans to pave it in 2025.

He also noted that the survey on Gum Tree has commenced. It will rise near Pine Mount Creek since the causeway is in bad shape; Gum Tree would fortify the wells on either end.

10. Adjournment

Mr. Ivanick made a motion to adjourn the meeting, seconded by Mr. Pisarski; all in favor.