

**TOWNSHIP OF GREENWICH
LAND USE BOARD
JUNE 3, 2024
REGULAR MEETING
MINUTES**

1. Chairperson Watson 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
 - Mayor Reinhart
 - Salvatore Mangiafico
 - Neil Riley - Absent
 - Matthew Pisarski
 - Michael Ivanick
 - Deborah Bacon
 - Michele Serabian
 - Michael Henry
 - Penelope Watson
 - Kathleen Barndt Alt 1 - Absent
 - Veronica Flanagan Alt 2
 - Shawn Burke Alt 3 - Absent

Also present - Renee Brecht-Mangiafico and Genora Rosypal

3. Approval of Minutes
 - Salvatore Mangiafico made a motion to accept the May minutes, seconded by Matthew Pisarski; all were in favor with abstentions by Michael Ivanick

4. Applications
 - App 1-2024, Debra Straigis 1073 Ye Greate Street, Bl 20 Lot 32 Ms. Straigis is not here and has not yet paid. She has done other work as well as it has not been permitted. Board recommended Neal Sheppard look into it.

Ms. Kathleen Barndt arrived.

-Application 2-2024 Lois A. Kawajiri, 16 Bacons Neck Road. Mr. Howard Melnicove spoke on behalf of Ms. Kawajiri. An application for a detached single car garage was filed with additional attachments. Two manufacturer illustrations had been provided; the Victorian A-Frame garage was selected specific to the correct door. The second image shows the actual size and style of the garage. It will be accessory use only. No variances are required. Colors will match the existing house. Ms. Watson asked about the dimension from the building to the lot line; Mr. Melnicove replied that it should match our land use ordinance, at a setback of 15’ for accessory structure for the side yard. He will submit amended as a conditional approval. Mr. Henry asked what was physically

measured; Mr. Melnicove worked from the scale of the survey. Mr. Henry stated no distance between patio and lot line on side yard is shown on the drawing. Mr. Melnicove stated that he took that into consideration. Per Ms Watson, the current parking goes over the survey; but it cannot be used as part of the measurements. She asked, How was the lot line established on the side? Mr: Melnicove: The surveyor did it. Mr. Henry says it is 30-31' to the patio; if drawing is at scale; a 14' wide building and a 15' to lot line; so in positioning the building, there needs to be a physical reference to place properly. There appears to be enough room but it matters if the building sits right next to the patio or if it is moved 2.5-3' from the patio. Mr. Melnicove stated that could be true for any applicant; and the applicant would have to establish the corners with a surveyor and mark the corners (this can be a condition of the approval -zoning official or code official can check corners first). The board concern is that it gets placed to meet setback requirements. Mr. Melnicove suggested in resolution that prior to any construction that all setback lines are flagged on the lot by the surveyor.

Mayor Reinhart asked who would set the points; they would be set pins by the surveyor. Mr. Michael Henry expressed concerns about the tendency to drop pre-made buildings very loosely in terms of where they belong.

Michael Ivanick asked if there would be a pad and was told that the pad would not be subject to setback requirements and cannot necessarily be the reference for the setback.

Motion: Michael Ivanick application accepted with stipulation as to the setback requirements of the building; Matt Pisarski second, with consideration as to conforming with period of property; all in favor; none opposed.

5. Resolutions

There were no resolutions.

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 –

Michael Henry made a motion to open the public meeting, seconded by Matt Pisarski; all in favor.

Chairperson Watson 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.”

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

10. Adjournment

Matt Pisarski made a motion to adjourn the meeting, seconded by Michelle Serabian; all in favor.