

**TOWNSHIP OF GREENWICH  
PLANNING/ZONING BOARD  
MAY 8, 2023  
REGULAR MEETING**

1. Call to Order – The meeting was called to order by Ms. 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 30, 2023.” amended on April 20

2. Roll Call

Present: Salvatore Mangiafico, Michael Henry, Penelope Watson, Matt Pisarski, Michael Ivanick, Neil Riley, Mayor Reinhart, Kathy Barndt

Also Present: Renee Brecht-Mangiafico, Secretary: John DeSimone, Solicitor; Cynthia and Robert Costa; Devin Dinofa, Samir Mody, Kevin DeDuke

Absent: Deborah Bacon, Michelle Serabian

3. Approval of Minutes

January 2023 minutes: Michael Ivanick proposed approval of these minutes; second, by Matt Pisarki; motion carried with all in favor and two abstentions: Neil Riley, and Michael Henry.

February 2023 minutes: Motion to approve was made by Neil Riley; second by Michael Henry; with all in favor, and one abstention, by Mayor Bill Reinhart.

4. Applications

-Block 2, Lot 3, 217 Hospital Road

Presentation: Sam Modi gave a brief presentation based on documents that are attached to these minutes.

Kevin DeDuke noted that the requested use isn't expressly permitted, and that they are willing to go through testimony if needed for variance approval. The site is open for touring if Board members are interested.

Samir Modi stated that at this time the plans for the site are just for event space. Zone is residential agriculture. Devin Denofa would like to continue to have schools visit.

Chairperson Watson asked for the maximum number of guests. Mr. Denofa suggested as a wedding venue, perhaps 50-100 people. Mr. DeDuke noted that they have not yet spoken with the Construction official or Fire Official. To Ms. Watson's query as to where would 100 guests park, DeDuke responded, on the grass; they could rope off areas; and they could give preliminary notice to fire department if it is over a certain number of people.

Matt Pisarski asked how maximum occupancy was calculated, as the web app said 150 people. DeNofa stated that they just picked a number, not based on square footage.

Mr Henry inquired as to the occupancy in terms of number of people. He suggested that Mr. DeNofa have a registered architect go through code issues and determine maximum occupancy load and what upgrades are necessary for that occupancy load? He may need to sprinkler the building. Another issue is whether or not the space is too big for a party; he may want to subdivide the building. He will need to know the code to define the occupant load then work from there. Site plan will also need to indicate parking. The driveway does not look to be 24' wide, which indicates it is a one-way entrance/exit. As it is a quarter mile back to the barn, this could be problematic if there were a need for the fire department. Water sprinklers could also be problematic. Applicant will need a good fire plan that also includes for evacuation for people. A life safety plan will be important; how to get rescue in, in the event of an emergency, etc.

Mr. Henry noted that the adjacent residences or distances should show on the site plan. He also stated that noise really carries in that area.

Mr. Pisarski asked that if before determining the waiver if they knew the number of residential units; specifically, how many are approved and authorized vs. how many exist (dwelling; accessory unit; apartment over the garage = 5 dwelling units on the property). Septic needs to be considered. Only one dwelling unit was approved for that parcel. If using three units, the owner would need to come before board for the two additional units.

DeNofa stated they will only use the one unit.

Ms. Watson suggested the potential applicant might consider checking out Eagle Manor in Fairfield Township, owned by Chuck Tichenor, for a better understanding of what he may need to address with his own property.

Per Mr. Modi, they need to evaluate the site plan. If there are three units, a waiver may not be appropriate. As a single residence with a venue, then it could be a viable option to consider.

#### 5. Resolutions

There were no resolutions to be considered.

#### 6. Old Business

The Township Committee has adopted Ordinance 64-2023 which updates the escrow fees for applications to the Planning-Zoning Board.

#### 7. New Business

The Planning Zoning Board received notification that Block 16 Lot 8.01 has been enrolled into the permanent farmland preservation program.

The Planning Zoning Board also received notification from Fralinger Engineering that an application was to be submitted to the NJ Department of Environmental

Protection for the installation of an on-site sewage disposal (septic) system at 60 Dinwiddie Drive.

8. Bill Review

There were no bills for review.

9. Public Comment

- a. Neil Riley made a motion to open the meeting to public comment; second by Matt Pisarski; all were in favor.

Mr. Costa brought up a situation of concern to him and his spouse in the village of Othello. A lane has been cut into the property across from their residence for the purpose of trucks (tandem 30-40' trucks) to access a new roadway at Rivendell Nursery. There are issues with noise and vibration and diesel exhaust. He reports that the loading operation is also noisy, and it is not unheard of for there to be seven trucks at a time. This is repeated from 7:30 a.m. to 8 p.m. all days of the week, 4-7 times per day with return trips as well. Mr. Costa states that they can feel the vibrations inside of their house. He feels this historic zoned area is essentially now a perpetual construction site and it is changing the character of the village.

Ms. Watson inquired as to when this started; per Mr. Costa, approximately a year ago.

Matt Pisarski explained that this falls under Right to Farm. Mr. Costa will need to take his concerns known to the County Agricultural Development Board, in letter form via email. The County board will review - and if meets commercial guidelines, they will refer it to State mediation for a solution, which is a free process. If mediation does not work, they would then proceed with an RTF hearing in front of the County Agricultural Development Board. Mr. Pisarski will email that info to Bob Costa.

Per Mr. Costa, it slows down in the winter but is active most of the year, with flat bed trucks, and tandems pulling trailers and removing trees.

Mr. Pisarski will check with the Soil Conservation District to make sure there is a soil conservation plan in place. Roadway issues are not protected by Right to Farm.

Mr. Riley Neil made a motion to close the public meeting; seconded by Michael Ivanick; all in favor.

10. Adjournment

Mr. Riley Neil made a motion to adjourn; seconded by Matt Pisarkki; all were in favor.