

**TOWNSHIP OF GREENWICH
LAND USE BOARD
SEPTEMBER 9, 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

Present: Penelope Watson, Salvatore Mangiafico, Neil Riley, Michael Ivanick, Deborah Bacon, Michele Serabian, Shawn Burke Alt 3

Absent: Michael Henry, Mayor Reinhart, Kathleen Barndt, Alt 1, Veronica Flanagan, Alt 2

Also present - Renee Brecht-Mangiafico, Secretary; Genora Rosypal, Board Solicitor; and Peggy Mazza

3. Approval of Minutes

Mr. Mangiafico made a motion to accept the August minutes, Mr. Riley seconded; all were in favor with no abstentions.

4. Board Concerns

The Board was informed that Mr. Matt Pisarski has resigned. The Township Committee will be voting on moving Ms. Kathleen Barndt, Alt 1, to fill his unexpired term. Ms. Barndt’s unexpired term will be open, as is the Alt-4 position. Those interested in either position should submit a letter of interest and a resume to the Township Committee.

Ms. Mangiafico, Secretary expressed a few board concerns, namely: board members should follow planning and zoning ordinances on their own properties; they should ask questions at the meeting about the meeting rather than emailing after; they should refrain from assisting applicants if they themselves are new to the board and should instead send the applicants to the board directly or to herself so as not to give incorrect/incomplete information thereby creating legal liability for the Township and the Board; and they should not act so as to cause dissent and negative feelings among the community toward the board, but rather try to build rapport. She also cautioned board members from requesting zoning exemptions for individuals, thereby undermining the zoning enforcement process and creating challenges for ensuring fair and consistent application of the rules.

5. Applications

-App 6-2024, Chuck & Peggy Mazza, 881 Ye Greate Street, Bl 18, Lot 19, (Historic); Appeared as a follow up to August’s meeting with a new sketch. Mr. Michael Henry’s email was admitted into the conversation, stating, “Immediately after the August meeting of the LUB, I stopped by the Mazza residence and met with Mr. and Ms. Mazza

to discuss their application for a fence. The application had been tabled by the LUB pending receipt of more information from the Applicant regarding the position of the fence relative to the right-of-way for Ye Greate Street. Mr. and Ms. Mazza did not recall if a land survey had been provided when they purchased the property and they could not identify the location of the property corners for the front lot line. However, existing features, such as the end of an older sidewalk from the house and a mature hedge row parallel to the street were strong physical evidence of the limits of the front yard. Mr. Mazza found that the distance from the centerline of Ye Greate Street was at least 45 feet from the existing features (the right of way is understood to be no wider than 90 feet at this point). Based on the above information and observations, I told Mr. and Ms. Mazza that if they located the proposed fence somewhere between the front wall of the house and the house side of the hedgerow, it was unlikely that the fence would encroach on the right of way. Mr. and Ms. Mazza expressed their thanks for the results of the visit.”

Per Mr. and Mrs. Mazza, the fence is now well out of the right of way; it is now 52’ from road edge. Per Mr. Riley, the board had already agreed last month that the fence proposed is historically appropriate, so the application should now be approved. Mr. Riley made a motion approving, Mr. Ivanick second; all were in approval.

6. Resolutions

There were no resolutions.

7. Old Business

Per Mr. Riley, there are no Cross acceptance updates at this time.

According to Chairperson Watson, Mr. Henry is writing up the updates on historical district lines and should complete that next month.

Chairperson Watson distributed paperwork from Mr. Michael Henry, to be placed on October’s agenda for discussion. The documentation includes an explanation of land surveys and when they are needed, as well as information about tax maps.

Per Chairperson Watson, the Greenwich Historic Register nomination was finally signed by the National Park Service. It is not posted in D.C. yet; Trenton is trying to get DC to send it to them, and will send the state sign off. Ms. Watson will give the documentation to the Board Secretary when it is ready for posting on the website. Mr Mangiafico asked if there should be a press release. Ms. Watson replied affirmative, and also asked about sending a thank you letter to Joan Berkey. Penny will write the letter and bring it in for the next meeting. Given that the village is of national significance, it could be eligible to be a national historic landmark. Ms. Watson asked the board if it would be appropriate for her to inquire to the National Historic Landmarks Program and

express our interest. Mr Riley made a motion for Ms. Watson to inquire; Mr. Mangiafico seconded; all were in favor.

Ms. Bacon asked what the status was on the vacant properties list. Ms. Mangiafico explained that the vacant properties list is zoning enforcement, and the Land Use Board is not enforcement; therefore, it is not considered the purview of the Land Use Board.

8. New Business

There was no new business

9. Bill Review

There were no bills to review.

10. Public Comment –

Neil Riley made a motion to open the meeting to the public, Michael Ivanick seconded; 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.”

There were no public comments. Mr. Riley made a motion to close the public meeting, seconded by Michelle Serabian; all in favor.

Mr. Riley told the board that there is to be a Meet and Greet for Democratic Commission Candidates at his mother’s house on 225 Old Mill Rd.

11. Adjournment

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

Respectfully Submitted,
Renee Brecht-Mangiafico
Board Secretary