

**TOWNSHIP OF GREENWICH
PLANNING/ZONING BOARD
REGULAR MEETING
APRIL 2, 2018**

The regular meeting was called to order by Chairwoman Watson. “Adequate notice of this meeting was provided in compliance with the Open Public Meetings Act by notifying South Jersey Times.”

Present: Ms. Watson, Mr. Ivanick, Mr. Riley, Mayor Reinhart, Mr. Mangiafico and Mr. Bostwick. Also present were Mr. DeSimone, Board Solicitor and Ms. Garrison, Board Secretary
Absent: Mr. Hedges, Mr. Lamanteer, Ms. Hunter, Mr. Hedges and Mr. Henry.

Approval of minutes - On motion of Mr. Bostwick, seconded by Chairwoman Watson to approve the minutes of March 5, 2018, with three (3) abstentions by Mr. Ivanick, Mayor Reinhart and Mr. Riley.

Applications –

Application #1-2018 – 28 Bacon Neck Rd
Historic District Application – Missy Maxwell
Shed Construction

Ms. Garrison indicated as requested in the conditional approval Ms. Maxwell has provided documentation from the adjoining neighbors expressing their approval of the placement of the shed.

Resolutions –

RESOLUTION NO. 2-2018

**RESOLUTION GRANTING APPROVAL TO MISSY MAXWELL ~&~ MARK WILLIE
FOR CONSTRUCTION OF A STORAGE SHED NEAR REAR OF THE PROPERTY
IN THE HISTORIC DISTRICT
BLOCK 19, LOT 43 (28 BACONS NECK ROAD, GREENWICH, NJ 08323)**

WHEREAS, an application was made to the Greenwich Township Land Use Board by **Missy Maxwell ~&~ Mark Willie** residing at **2420 Pine Street, Philadelphia, PA 19103**, for approval of a **6’ x 8’ x 10’ high storage shed** near the rear of the property; and

WHEREAS, the application was made with a drawing/plan for a storage shed; and

WHEREAS, the Board reviewed said application and drawing/plan submitted; and

WHEREAS, said drawing/plan for the storage shed proposed the following:

1. The storage shed is a kit and shall be constructed by the applicants with modifications to the windows and doors;
2. The storage shed shall store bicycles, tools and a lawn mower;
3. The storage shed shall not exceed forty-eight (48) square feet;
4. The storage shed shall not be constructed next to a developed part of an adjoining parcel;
5. The storage shed shall not be a permanent construction – it must be able to be moved, if needed;
6. The storage shed shall not be constructed adjacent to a present structure to avoid a fire risk;
7. The storage shed shall be constructed with the written consent by adjoining real property owners; and
8. The storage shed shall be constructed subject to approval of any and all permits, if needed.

NOW, THEREFORE, BE IT RESOLVED by the **Greenwich Township Land Use Board**, approval is hereby granted for the construction/installation of a storage shed as presented for **Block 19, Lot 43 (28 Bacons Neck Road)**, at the **Monday, April 2, 2018**, Regular Meeting of the Township of Greenwich Planning/Zoning Board.

On motion of Mr. Bostwick, seconded by Mr. Riley to approve the foregoing resolution, unanimously carried.

Old Business –

Newton Approval - Nothing new at this time. Mayor Reinhart questioned if what has already been done by Mr. Newton be acceptable. Ms. Watson indicated that Mr. Newton has obtained a contractor and is moving forward. Mayor Reinhart further questioned if Mr. Newton was advised that he could appeal. Ms. Watson indicated that Mr. Newton is willing to replace the windows and should have him follow through with Mayor Reinhart responding there are other outstanding issues in the community that are not being followed through. Ms. Watson indicated that Mr. Newton had come to the Board via an application and a decision had been made and that decision should be complied with. Mr. DeSimone indicated Mr. Newton should be notified of his rights. Mr. Ivanick indicated there was not a decision made against him to appeal. Mr. DeSimone advised that Mr. Newton is not in compliance but he is making an effort. Ms. Watson indicated Mr. Lamanteer had written a letter to WMG Restoration and they will be looking at the windows and therefore Mr. Newton should follow through. The Board authorized Mr. DeSimone to proceed with advising Mr. Newton of his due process. Ms. Watson indicated Mr. Newton had followed the request of the Board in regard to the front windows and they remained on the house for a period of six (6) months and then disappeared.

Dike Committee Report – None. Mr. Mangiafico indicated the Board had not recently met.

Air BnB - The Board reviewed the following comments from the Township Committee:

1. Page 3, Paragraph D – Should the license be applied for through the Zoning Officer as opposed to the Board itself.

Board agreed this should be so and changed in the Ordinance.

2. Page 4 – Line 2 – Is it possible that not allowing parking in the “front yard of the property” would be discriminatory in that there may be some historic properties that make allowance for off street parking but not behind them. One thought on this would be to use the term “off street parking” and provide input as to number of parking spots per room which must be provided off the street.

Board indicated they did not want parking on the front lawn and language should indicate “adequate and appropriate parking area shall be provided”.

3. Page 4- Line 4 – There was a question about requiring any parking spaces to be paved and how that impacts the character (and environmental aspects) of the Township.

Board indicated paved parking is not required.

4. There was a question as to the fees being sufficient to make this Ordinance “revenue neutral” such that we are bringing in for purposes of enforcement.

The Board agreed a \$15 fee is insignificant and agreed to a fee of \$75.00 for both Air BnB and Bed & Breakfast is adequate.

5. Further on the issues of fees, would be the thought that some mention of the fees in this Ordinance should be made and it should be subject to “as may be periodically adjusted in the Fee Ordinance of Greenwich Township” given that we are in the process of completing the codification.

The Board agreed to insert the line “as may be periodically adjusted in the Fee Ordinance of Greenwich Township”.

6. The question of how and by whom the Ordinance is to be enforced was raised.

The Board agreed it should be the Zoning Officer.

Ms. Watson will revise the ordinance and send to the Township Committee.

Mayor Reinhart questioned if the Zoning Officer would also be enforcing the outstanding issues in regards to Freedom Farms. Mr. DeSimone indicated he was given a date to clean the property. Mr. DeSimone advised that Mr. Lamanteer should get an estimate in regards to cleaning up the property. Ms. Garrison will reach out to Mr. Lamanteer and advise.

Wastewater Management Report - Ms. Watson indicated a meeting had been held. There is no avenue to get the additional funds. Unless something evolves in infrastructure dealing with climate change the Township is on hold. Mr. Riley questioned if the DRBA could be of any assistance. Ms. Watson indicated she would ask.

New Business –

Outdoor Boiler Chimneys - Mr. DeSimone had researched the law and he had contacted an individual in regards to outside boilers. The individual offered to attend a meeting to educate the residents. Mr. Riley indicated he had researched and found information online. Ms. Garrison advised the Construction office should be contacted and advised of any problems. This item will be placed on the next agenda for further review.

Public Comment - On motion of Mr. Ivanick, seconded by Mr. Riley to open the public comment, unanimously carried. Mr. Werley indicated the Zoning Officer should check for cats at the Animal Farm property as there have been reports of multiple cats seen at the site. Ms. Watson indicated there have also been two (2) labs running around at the end of the street. On motion of Mr. Ivanick, seconded by Mr. Riley to close the public comment, unanimously carried.

Adjournment - On motion of Mr. Riley, seconded by Mr. Ivanick to adjourn, unanimously carried.

Respectfully submitted,

Lisa Garrison
Secretary