

**TOWNSHIP OF GREENWICH
PLANNING/ZONING BOARD
REGULAR MEETING
JUNE 4, 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. Henry, Mr. Riley, Mayor Reinhart, Mr. Mangiafico, Mr. Lamanteer and Ms. Hunter. Also present were Mr. DeSimone, Board Solicitor and Ms. Garrison, Board Secretary Absent: Mr. Hedges and Mr. Bostwick.

Flage Salute - Chairwoman Watson

Approval of minutes - On motion of Mr. Lamanteer, seconded by Mr. Riley to approve the minutes of May 7, 2018, with one (1) abstention by Ms. Hunter.

Applications –

Application 2-2018 – 1117 Sheppards Mill Road
Historic District Application – Farrin Hudson
Pole Barn Construction

Mr. Lamanteer, Zoning Officer, presented the application to the Board. He indicated a correction on the drawing as presented. The pole barn would be turned sideways which increases the set backs. The property is split between zoning districts (historic/residential). Mayor Reinhart recused himself from the application as he is owner of the adjoining property. Ms. Farrin indicated the building would be used to store equipment The building would be aligned with the existing garage behind the trees. It is not being placed behind the house due to the septic system. The building is 16’ to the ridge line and consists of a charcoal grey metal siding. Upon review of the application it was determined there were no variances required; the building is an ancillary use; there are existing front ancillary use buildings; property was a farm; the house was moved from the village to the existing site; and the property is an irregular shape. After review and discussion on motion of Mr. Ivanick, seconded by Mr. Riley to conditionally approve the application with the following finding of facts:

- Shape of lot merits use.
- To be screened with trees. Trees to be replaced in time as necessary.
- Concentration of existing accessory use buildings already present.
- Building already pushed back as far as it can go.
- To be used for personal storage.,

unanimously carried upon roll call vote.

Ayes: Henry, Watson, Ivanick, Riley, Lamanteer, Hunter, Mangiafico Nays: None
Abstain: Reinhart Absent: Bostick, Hedges

Old Business –

Newton Approval - Mr. Lamanteer indicated there was a communication error and a meeting with the contractor will be rescheduled.

Dike Committee Report – None.

Air BnB - Ms. Watson indicated the Ordinance was sent back by the Township Committee. She emphasized the ordinance was not just a regulatory ordinance but also an enabling ordinance. Many municipalities have made Air BnBs illegal. **Mr. Mangiafico questioned both Ms. Watson and Mayor Reinhart as to why the ordinance was returned to the Board.** Mayor Reinhart indicated in his opinion the ordinance would just add additional regulations that would be unenforced as many other regulations at this time are. He further stated that there were two (2) additional Committee members and this was only his opinion. Mayor Reinhart invited the Board to attend the next Committee meeting to present their opinions. Mr. Carluzzo interjected that both Mr. Henry and Ms. Watson's recent application to the Board would not have been approved if they had not been Board members. He indicated that the application changed the use of a residential property to a commercial use and that there were ethics violations in the presentation of the application to the Board. Mr. DeSimone indicated the application was presented by an attorney and the steps taken were appropriate and correct. Mr. Ivanick stated the integrity of the Board remains intact. Mr. Lamanteer questioned residential rental registrations. Mr. Mr. Henry suggested the Air BnB ordinance could be streamlined by the Township Committee through the Solicitor but recommended the ordinance not be ignored. Mr. Riley recommended the Board contact Air BnB for some insight and was advised that Air BnB was only a hosting platform.

Wastewater Management Report - Ms. Watson indicated the resolution adopted by the Township Committee will be on the County Board agenda this Wednesday.

National Park Service Underground Railroad Network to Freedom – Ms. Watson indicated Ms. Lisa S. Garrison is ill. Ms. Garrison, Board Secretary, will contact Ms. Garrison to request when she is well to contact the Board to be placed on the agenda.

New Business –

Mr. Mangiafico had attended the NJPO mandatory Board member training in Essex County and indicated it was excellent.

Public Comment - On motion of Mr. Riley, seconded by Mr. Ivanick to open the public comment, unanimously carried. Mr. Carluzzo questioned the handicap access and sprinkler system requirements in regards to the change of use of the current location of the Watson & Henry business on Ye Greate Street. He also questioned the retaliation look given to him by Mr. Henry. Mr. Henry indicated that these questions had been raised and answered during the public hearing on the application. Mr. Henry also responded that he did not give a retaliation look and has always treated Mr. Carluzzo cordially. There being no further public comment on motion of Mr. Riley, seconded by Mr. Reinhart to close the public comment, unanimously carried.

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

Respectfully submitted,

Lisa Garrison
Secretary