

**TOWNSHIP OF GREENWICH
PLANNING/ZONING BOARD
REGULAR MEETING
SEPTEMBER 10, 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, Mr. Mangiafico, Mr. Lamanteer and Mr. Bostwick. Also present were Mr. DeSimone, Board Solicitor and Ms. Garrison, Board Secretary Absent: Ms. Bacon, Mr. Hedges, Ms. Hunter, Mayor Reinhart and Mr. Henry.

Flag Salute - Chairwoman Watson

Approval of minutes - On motion of Mr. Riley, seconded by Ms. Watson to approve the minutes of June 4, 2018, with one (1) abstention by Mr. Bostwick.

Applications – None

Resolutions:

RESOLUTION NO. 2-2018

**RESOLUTION GRANTING APPROVAL TO FARRIN HUDSON
FOR CONSTRUCTION OF A POLE BARN
IN THE HISTORIC DISTRICT
BLOCK 4, LOT 20 (1117 SHEPPARDS MILL ROAD, GREENWICH, NJ 08323)**

WHEREAS, an application was made to the Greenwich Township Land Use Board by **Farrin Hudson** residing at **1117 Sheppards Mill Road, Greenwich, NJ 08323**, for approval of a **22' x 36' Pole Barn** near the rear of the property; and

WHEREAS, the application was made with a drawing/plan for a pole barn; and

WHEREAS, the Board reviewed said application and drawing/plan submitted and amended said drawings/plan at the meeting as follows:

- 1. Property is an irregular "L" shape;**
- 2. The pole barn shall be constructed in the back of the "L" shaped lot to benefit the property;**
- 3. Currently shrubs and landscaping act as a screen for the pole barn, because of this, the pole barn is not visible from the street;**
- 4. If the shrubs and/or landscaping are removed, they must be replaced to keep the current screening for the pole barn; and**
- 5. The pole barn is for personal storage use; not commercial use.**

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 4, Lot 20 (1117 Sheppards Mill Road, Greenwich, NJ 08323)**, at the **Monday, September 10, 2018**, Regular Meeting of the Township of Greenwich Planning/Zoning Board.

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

Old Business –

Newton Approval - Mr. Lamanteer indicated he is waiting on a response from the potential contractor.

Dike Committee Report – None.

New Business –

Lorraine Serabian – Event venue informal review. Ms. Serabian, 272 Tindall Island Road, indicated she had been searching for a house to renovate to utilize as an event venue for small affairs. The Board advised it was not an approved use and would require a variance. It was indicated it was a good idea and would be a welcome addition to the community. Mr. DeSimone suggested she utilize a land use attorney.

CC Historical Society Informal Review - Mr. Ritter, Esq., indicated the Society has two (2) collections (Carmen Collection and the Woodruff Collection) that have currently outgrown their current locations. The Society is seeking a permanent location to combine both collections in one facility. The Society currently owns 884 Ye Greate Street and would like to construct a museum at said location. Mr. Ritter presented a conceptual building plan and a conceptual site plan for the Board's comment. The facility would blend a new building with the existing building and preserve the specimen trees. The parking would be paved and comply with the ordinance; existing building would be utilized for storage and the construction would stay within the wetland delineation. The Board recommended a place for a fire road and permeable pavers be considered in the plan. Mr. Ritter indicated the project is estimated to be \$890,000 and construction would not begin until funding is in place. Mr. Ritter thanked the Board for their comments and will return for preliminary/final site plan approval along with historic district approval.

Public Comment - Mr. Carluzzo questioned the meeting dates and was advised the last meeting had been held in June. The July meeting had been cancelled and the August meeting did not have a quorum. Mr. Riley questioned if Mr. DeSimone had the opportunity to research chimney heights. Mr. Lamanteer indicated he had the guidelines and would disseminate to the Board.

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

Respectfully submitted,

Lisa Garrison
Secretary

