

**TOWNSHIP OF GREENWICH
PLANNING/ZONING BOARD
REGULAR MEETING
DECEMBER 3, 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, Mr. Hedges, Mr. Bostwick, Ms. Bacon, Ms. Hunter, Mr. Pisarski, Mayor Reinhart and Mr. Henry Also present Mr. DeSimone, Board Solicitor and Ms. Garrison, Board Secretary. Absent: Ms. Hunter

Flag Salute - Chairwoman Watson

Swearing In of New Members - Ms. Bacon, Alternate II, and Mr. Pisarski, Alternate III were sworn in to their positions by Mr. DeSimone.

Approval of minutes - On motion of Mr. Lamanteer, seconded by Mr. Ivanick to approve the minutes of September 3, 2018, approved with five (5) abstentions by Mr. Hedges, Mr. Pisarski, Ms. Bacon, Mr. Henry and Mayor Reinhart.

Applications –

Application #3-2018 – 912 Ye Greate Street
Historic District Application – Robert Watson
Material Change – Metal – Fiberglass shingles

At this time, Chairwoman Watson recused herself and Vice-Chairman Ivanick proceeded chairing the meeting. Mr. Watson indicated the original roof was from the late 1800s and it was his intent to replace the existing metal roof with fiberglass shingles in keeping with the area. The color will be charcoal and the original nail strips will be saved. After review and discussion on motion of Mr. Bostwick, seconded by Mayor Reinhart to approve the application as presented, unanimously carried. Chairwoman Watson returned to the meeting.

Old Business –

Newton Approval - Mr. Lamanteer reported he has spoken with both Mr. Newton and the contractor. The contractor had stated to Mr. Lamanteer that Mr. Newton has not been in contact with him.

New Business –

Scofield Estate (1440 Bridgeton Rd) - Mr. Lamanteer indicated this property first came to his attention in 2016 during an inspection. Ms. Megan Scofield the current owner was present and explained to the Board that alterations need to be completed and during this time it was discovered that the living room floor and the floor above were both sagging due to the support beams being cut. The support beams have been installed and due to the size of the beams windows needed to be shifted to allow for the beams. The windows were replaced with the same Anderson slotted windows. The Board requested an application be submitted for the exterior changes with sketches and pictures of the changes made.

668 Springtown Road - Mr. Lamanteer reported the Construction Office has condemned the property. Chairwoman Watson indicated the structure is very deteriorated and the historic integrity is gone. Mr. Lamanteer indicated the resident had been removed and housing had been found for him. There is currently a lien on the property and once the condemnation is complete the bank will demolish the structure.

Mike Thompson drawings – Mr. Thompson submitted sketches to the Board for an informal review. The Board requested an application be submitted. Mr. Lamanteer will contact Mr. Thompson.

ABC License Changes - Chairwoman Watson presented to the Board recent ABC license changes which would permit additional licenses to restaurants. A change in the zoning ordinance will be required. Mr. Desimone will review. A copy of the changes will be sent to the Township Committee Solicitor for review.

Tax Credits for Rehabilitation of Historic Properties - Chairwoman Watson also presented to the Board a current bill that is to be signed by the Governor which would assist individuals in rehabilitating historic properties.

NJ Historic Preservation Office – Certified Local Government Status - Chairwoman Watson indicated the benefits of this certification would be in the receipt of grants and also in the possibility of future funding for flood control and property protection. Mr. Pisarski indicated the Bridgeton may be the only local municipality that is currently certified. He also indicated it would not be difficult to received CLG status. The Board would need to confirm their processes meet the qualifications. After review and discussion the Board confirmed their interest in pursuing.

Newkirk Farm – Mayor Reinhart issued his concerns in regards to the condition of the property. Mr. Lamanteer will review.

Chimney Heights - Mr. Lamanteer indicated he had emailed information to the Board. He stated that he will review any complaints with the County. He also stated it is a requirement for the property to be at a minimum five (5) acres.

Welcome to Historic District - Mr. Henry suggested that a Welcome to the Historic District informational document be distributed to all property owners on an annual basis advising those desiring to undertake renovations on the historic district properties that they should contact the Zoning Officer or Board Secretary to obtain the requirements for this district. Mr. DeSimone was requested to prepare a document for the Board's review. It was suggested the document could be inserted with the tax bill and placed on the Township website.

Public Comment - On motion of Mr. Ivanick, seconded by Mr. Lamanteer to open the public comment. Mr. Werley indicated there are many abandoned/neglected properties in the Township and as they are being purchased and renovated the Board should be appreciative of this and felt that Mr. Henry's idea of an informational Welcome to the Historic District was a positive approach. There being no further public comment on motion of Mr. Lamanteer, seconded by Mr. Riley to close the public comment, unanimously carried.

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

Respectfully submitted,

Lisa Garrison
Secretary

