

**TOWNSHIP OF GREENWICH  
PLANNING/ZONING BOARD  
REGULAR MEETING  
AUGUST 5, 2019**

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 on January 21, 2019.”

Present: Mayor Reinhart, Mr. Pisarski, Mr. Lamanteer, Mr. Mangiafico, Ms. Watson, Mr. Ivanick, Mr. Riley, Mr Hedges and Ms. Bacon. Also present: Mr. DeSimone, Solicitor and Lisa Garrison, Secretary. Absent: Mr. Bostwick

Flag Salute was led by Ms. Watson

Approval of minutes - On motion of Mr.Pisarski, seconded by Mr. Riley to approve the amended minutes of June 3, 2019, carried with one (2) abstentions by Mayor Reinhart and Mr. Hedges. On motion of Mr. Pisarski, seconded by Mr. Riley to approve the minutes of July 1, 2019, carried with one (1) abstention by Mr. Hedges.

Applications –

Application No. 5-2019 – Historic District Application

887 Ye Greate Street – Block 18 Lot 30 – new roof/trusses on existing building . Mr. Seabrook presented his application to the Board. He explained the existing roof was very old with holes and the existing trusses had a 20’ span and it required trusses with a 4’ span. The existing roof consisted of asphalt shingles and he was requesting to replace the shingles with a metal raised seam roof with no change in the pitch.. After review and discussion on motion of Mr. Pisarski, seconded by Mr. Riley to conditionally approve the application, unanimously carried.

Application No. 6-2019 – Minor Subdivision – 160 Stathems Neck Rd – Block 16

Lot 8 - Applicant Scott Lang, was represented by Mr. Robert Pryor, Esq. Mr. Lange is currently under a contract of purchase with the current owners. The property is located in the Resident-Agriculture zone. The applicant is requesting to subdivision of 1.50 acres and a C2 bulk variance. Mr. Pryor indicated the benefits of the subdivision exceed any negative impact and advised the Board if a residence or further subdivision of the larger parcel was to be proposed the applicant would have to appear before the Board for a variance. After review and discussion on motion of Mr. Riley, seconded by Mr. Ivanick to conditionally approve the application, unanimously carried.

Resolutions –

**RESOLUTION NO. 4-2019**

**RESOLUTION GRANTING THE APPROVAL TO RELOCATE  
AN ACCESSORY USE BUILDING (“SHED”) GRANTING THE  
REQUEST TO OBTAIN A CERTIFICATE OF  
APPROPRIATENESS FOR THE APPLICANT’S PROPERTY  
LOCATED IN THE HISTORIC DISTRICT OF THE  
TOWNSHIP OF GREENWICH, COUNTY OF CUMBERLAND,  
STATE OF NEW JERSEY, BLOCK 19, LOT 25.01 (979 YE  
GREATE STREET), GREENWICH, NEW JERSEY**

**WHEREAS**, an application was made to the Greenwich Township Land Use Board by **ROBERT LUTZ**, residing at **345 Roadstown-Greenwich Road, Bridgeton, New Jersey**, requesting the Board, pursuant to Article 9.4, or the authority granted under the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq., including but not limited to N.J.S.A. 40:55-D-65(i) and 107212, or more commonly referred to by short title of the “Historic Conservation District Regulation Ordinance of the Township of Greenwich” prove and grant a Certificate of Appropriateness; and

**WHEREAS**, the application is intended to obtain a Certificate of Appropriateness is to effectuate and accomplish the protection, enhancement, and perpetuation of the historic buildings, structures, sights, objects, improvement and districts within the Township of Greenwich to historic conversation elements of the Township’s Master Plan and to advance safeguarding of the Township of Greenwich by preserving resources satisfying the Secretary of Interior Standards; and

**WHEREAS**, the applicant is desirous to satisfy the standards as published in the U.S. Department of Interior, National Park Service publication entitled, “The Secretary of the Interior Standards for the Treatment of Historic Property”, which articulates guidelines for preserving, rehabilitating, restoring, and reconstructing historic buildings. 36 C.F.R. 68 (1995), revised and supplemented from time to time; and

**WHEREAS**, the Board reviewed said application and made the following determination:

1. Relocation of 12’ x 20’ shed, testimony provided by the Applicant. Testimony requested to move shed closer to residence;
2. The relocation will be beyond the septic system, and will not interfere with same;
3. The shed material has a wooden frame on a gravel base. The foundation material is to remain; and

4. There are no variance requests to the extent the shed will remain within the property line setback requirement.

**WHEREAS**, the application is conditionally approved subject to the Applicant complying with all local, state, and federal Land Use Laws.

**NOW, THEREFORE, BE IT RESOLVED** by the Greenwich Township Land Use Board, approval is hereby granted for the approval of relocation of an accessory use building for Block 19, Lot 25.01, 979 (Ye Greate Street, Greenwich, New Jersey 08323) at the August 5, 2019 regular meeting of the Township of Greenwich combined Zoning Board of Adjustment.

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

Old Business –

Historic District Escrow Fees - Ms. Garrison indicated the ordinance will be on the Township Committee's August agenda for introduction.

Fire Department Replacement Doors - Mr. Pisarski is working on the preliminary application to be submitted to SHPO by August 15, 2019.

Joan Berkey Contract - Ms. Watson questioned the status of the contract. Ms. Garrison reviewed the awarding resolution and indicated she will contact the CFO as to the status and report to the Board.

New Business –

Secretary Vacancy - Ms. Garrison indicated two (2) resumes had been received. Ms. Garrison indicated she will send individual email to each board member to obtain a consensus if they would prefer to interview only one or both candidates.

Bill Review - No bill was presented at this time. The balance in the line item still remains at zero. Ms. Garrison indicated in November transfers will be made to cover the bills.

Public Comment - On motion of Mr. Ivanick, seconded by Mr. Riley to open public comment. There being no public comment on motion of Mr. Riley, seconded by Mr. Ivanick 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

