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**TOWNSHIP OF GREENWICH
PLANNING/ZONING BOARD
REGULAR MEETING
SEPTEMBER 9, 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: Mr. Pisarski, Ms. Watson, Mr. Ivanick, Mr Hedges and Mr. Bostwick. Also present: Mr. DeSimone, Solicitor and Lisa Garrison, Secretary. Absent: Mayor Reinhart, Ms. Bacon, Mr. Riley, Mr Lamanteer, Mr. Mangiafico.

Applications – None

Resolutions –

RESOLUTION NO. 5-2019

**RESOLUTION GRANTING THE APPROVAL TO CORRECT
ROOF DEFECTS AND TO REPLACE TRUSSES AND ROOF
GRANTING A 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 618, LOT 30
(887 YE GREATE STREET), GREENWICH, NEW JERSEY**

WHEREAS, an application was made to the Greenwich Township Land Use Board by **Charles F. Seabrook, III**, residing at **1063 Ye Greate Street**, 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. **Replace existing roof trusses that have a 20’ span and are 4’ on-center, which is structurally adequate;**
2. **The present roof shingles are asphalt shingles. These asphalt shingles are to be replaced with a metal raised-seamed roof;**
3. **The application is conditionally approved for the replacement of trusses, subject to the pitch of the roof, remaining intact; and**
4. **All workmanship and materials are subject to the local, state, and federal construction approvals.**

NOW, THEREFORE, BE IT RESOLVED by the Greenwich Township Land Use Board, approval is hereby **conditionally** granted for the installation of code compliant trusses and raised-seamed roof for Block 18, Lot 30, 887 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. Bostwick to approve the foregoing resolution with corrections, unanimously carried.

On motion of Mr. Ivanick, seconded by Mr. Pisarski to approve the following resolution, unanimously carried.

Old Business –

Historic District Escrow Fees - Mr. DeSimone presented an abbreviated version of an amending ordinance. Upon review the Board recommended the ordinance be forwarded to the Township Committee for adoption.

Fire Department Replacement Doors - Mr. Pisarski indicated the application had been submitted to SHPO and approved. A certificate of eligibility has been issued and forwarded to the Fire Company.

New Business –

251 Tindall Island Road - David and Stephanie Mednick currently have a pending agreement of sale for said property. They are anticipating closing on the property by the end of the year and were present this evening to question what steps need to be taken while they rehabilitate the house. It was advised that they save as much of the house as can be saved and

what cannot be saved would need to be replaced in kind. It was recommended that they prepare a comprehensive plan for the rehabilitation of the house. Also recommended was to obtain a professional to review the structure.

Secretary Vacancy - The Board had reviewed the applicants and questioned if there would be a conflict of interest if Ms. Brecht-Mangiafico was offered the position. Mr. DeSimone said there could be perception of a conflict of interest. After review and discussion it was determined that Ms. Watson, Mr. Ivanick and Mr. Bostwick would meet with Mr. Mangiafico and Ms. Brecht-Mangiafico to discuss the perception of a conflict and interest. Ms. Garrison will contact both and set up the meeting.

Bill Review - Mr. DeSimone's bill was presented for review. The balance in the line item still remains at zero.

Public Comment - On motion of Mr. Ivanick, seconded by Mr. Bostwick to open public comment. Mr. Carluzzo questioned if Block 16 Lot 8 was in farmland preservation and advised it was not currently in farmland preservation but the property owner indicated an application would be submitted. He also questioned the state of 329 Old Mill Road and was advised that Mr. Lamanteer would be contacted. Discussion ensued and the Ms. Garrison was directed to forward the issue for follow up to the Township Committee. There being no further public comment on motion of Mr. Ivanick, seconded by Mr. Bostwick to close the public comment, unanimously carried.

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

Respectfully submitted,

Lisa Garrison
Secretary

