

**Planning/Zoning Board
TOWNSHIP OF GREENWICH
REGULAR MEETING
Monday, December 2, 2019 at 7:30 P.M.
1000 Ye Greate Street, Greenwich, New Jersey**

I. Meeting called to order & Open Public Meeting Act:

The regular meeting was called to order by Mr. Ivanick acknowledging as required by the Open Public Meetings Act, that “adequate notice of this meeting was provided in compliance with the Open Public Meetings Act by notifying South Jersey Times on January 21, 2019.”

II. Roll Call:

Present: Mr. Pisarski, Mr. Henry, Mr. Ivanick, Mr. Hedges, Mr. Bostwick, Mr. Mangiafico, Mayor Reinhart, Mr. Riley, and Ms. Bacon

Absent: Ms. Watson, Mr. Lamanteer

Also present: Mr. DeSimone, Solicitor, Lisa Garrison, out-going Secretary, and Renée Brecht-Mangiafico, Secretary

III. Flag Salute: Mr. Ivanick

IV. Approval of Minutes:

November 4, 2019 – Mr. Mangiafico requested clarification of Mr. Pisarski’s staff role and which agricultural board was being referenced in the minutes. Ms. Garrison replied that the minutes reflected the phrasing used by the commenter during public comment. No other changes were made at this time.

On motion of Mr. Pisarski, seconded by Mayor Reinhart to approve said minutes, carried with one (1) abstention by Mr. Riley.

V. Applications:

Application No. 08-2019 – Historic District Application
1033 Ye Greate Street – Block 20 Lot 43 – Ms. Missy Maxwell of SMP Architects, Philadelphia gave a presentation on the proposed renovation for the residential
Proposed work includes a period appropriate kitchen door, removing metal roofing that currently covers the original wood shingles and replacing the original wood shingles with in kind wood shingles. New gutters will be added onto the main house. Selective replacement of first floor joists, sill plates and wall studs due to termite damage will be necessary. The rear section of the house will need a new floor and west wall due to termites and fallen trees, and new foundation walls will be constructed to prevent further

termite damage and to provide a crawl space for duct work and utilities. To accommodate the foundation, the house may be raised approximately eight-inches. A new addition will replace the existing shed on the west façade. It will be the same depth as the existing shed and set back from the corner of the house. A one-car garage and a laundry room will be added on the south side of the house, away from Market Lane, and set back from the Ye Greate Street façade. The existing fireplace and chimney in the rear of the house will be rebuilt to accommodate a new firebox and two wood stoves on the second floor. A new chimney will be installed with two fireplaces in the front section. A new septic system will be built, with the field approximately 70 feet behind the house and 70 feet from the back-property line. The Cumberland County Health Department is currently reviewing the septic application. Soil on the Market Lane side of the house may be excavated to improve drainage, and a field for geothermal heating may be installed.

Mr. Henry requested Ms. Maxwell, who has worked on many historic preservation projects, share her qualifications with the Board. Noting that the house is a backdrop to the Tea Burner memorial, Mr. DeSimone asked if the house and garage siding materials would be of a similar material. Ms. Maxwell assured him that they would be. Mr. Pisarski noted that the restoration of the original is sensitive to the integrity of the building, and the addition is sensitive to the streetscape and the massing of the building, and was an excellent example of how to treat a historical property in Greenwich. Mr. Henry noted the site is poorly drained and asked what remedies might be considered, including the eight-inch raising of the building, raising the grade, or flood proofing. Ms. Maxwell noted that the building drains into the corner of Market and Ye Greate Streets, and that they would be evaluating the drainage as they go further into the design process. She also noted that a sink in the yard is a possibility, or porous material for drainage, which could possibly entail leveraging the sink as access for geothermal heat. Mr. DeSimone asked if the well had been located, and it was noted that Fralinger Engineering had found it. Mr. Henry suggested that the resolution include language in the resolution that indicates the proposed addition is of an appropriate size and scale and is well-modulated. Mr. Riley requested the time frame of the project. Ms. Maxwell replied that they are awaiting approval and could possibly have designs completed by spring of 2020. Mr. Ivanick asked if the application and escrow fees had been received. Lisa Garrison confirmed they were received.

After review and discussion on motion of Mr. Riley, seconded by Mr. Pisarski to conditionally approve the application, carried with two abstentions.

Moved by: Mr. Riley
Seconded by: Mr. Pisarski
Those in Favor: Mr. Riley, Mr. Pisarski, Mayor Reinhart, Mr. Henry, Mr. Ivanick, Mr. Mangiafico, Ms. Bacon
Those Opposed: None
Those Abstained: Mr. Hedges, Mr. Bostwick

VI. Resolutions:

Resolution No. 07-2019 –

TOWNSHIP OF GREENWICH LAND USE BOARD

RESOLUTION NO. 7-2019

RESOLUTION GRANTING THE APPROVAL TO DEMOLISH REAR PORTION OF STRUCTURE AND TO PRESERVE FRONT PORTION OF SINGLE GABLE 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 24, LOT 1.03 (251 TINDALL ISLAND ROAD), GREENWICH, NEW JERSEY

WHEREAS, an application was made to the Greenwich Township Land Use Board by DAVID METNICK AND STEPHANIE MAYES, residing at 251 Tindall Island Road, Greenwich, 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. Front portion single gable roof to remain intact.
2. Rear portion appears to be an addition, that did not go to the front, floors have different elevations and disturbed area requires demolition.
3. Seal and preserve front structure, to be weather proofed and replace interior wall.
4. Trash removal and construction permits to be obtained by applicants.

- 5. Applicants must return to Land Use Board for other improvement seeking approval pursuant to Historic Ordinance of Greenwich Township.
- 6. Temporary repair to roof as to inclement weather conditions permitted.

NOW, THEREFORE, BE IT RESOLVED by the Greenwich Township Land Use Board, approval is hereby granted for Items 1 thru 6 above, for Block 24, Lot 1.03 (251 Tindall Island Road, Greenwich, New Jersey 08323) at the November, 4, 2019 regular meeting of the Township of Greenwich combined Zoning Board of Adjustment.

ATTESTED: _____

Renee Brecht-Mangiafico, Secretary
Greenwich Township Land Use Board

Penelope Watson, Chair
Greenwich Township Land Use Board

Michael Ivanick, Vice Chair
Greenwich Township Land Use Board

After review and discussion two spelling corrections were noted. Motion to approve the aforementioned resolution with corrections carried.

Moved by: Mr. Riley
Seconded by: Mr. Bostwick
Those in Favor: Mr. Riley, Mr. Pisarski, Mayor Reinhart, Mr. Henry, Mr. Ivanick, Mr. Mangiafico, Ms. Bacon
Those Opposed: None
Those Abstained: Mr. Hedges, Mr. Bostwick

VII. Old Business:

VIII. New Business:

Thank you resolution – Mr. Henry reminded the board that they will have a thank you resolution prepared for the next Planning and Zoning board meeting in gratitude for Ms. Garrison’s service to the board.

Mr. Pisarski requested that the next Planning and Zoning Board meeting include an update from Mr. Lamanteer on the vacancy letter responses.

IX. Bill Review:

Mr. Ivanick noted that there is still an outstanding application fee of \$50 and that the applicant, Robert Watson, should be contacted regarding the fee.

X. Public Comment:

The public comment session was opened. Mayor Reinhart introduced two new Greenwich residents who were in attendance.

Mr. Riley requested reopening of New Business. Mr. Pisarski motioned closing public comment and Mayor Reinhart seconded the motion to close public comment.

XI. New Business:

Mr. Riley motioned reopening of new business, and Mr. Bostwick seconded the motion. All were in agreement.

Mr. Riley requested clarification on use of energy efficient windows in lieu of the original windows in historic homes. Mr. Henry and Mr. Pisarski explained that within the national historic district, the township is bound by the Secretary of Interior guidance. As such, any deviation from those standards based on condition of the building or other factors must be on a case by case basis.

XII. Adjournment:

On motion of Mr. Riley, seconded by Mr. Bostwick to adjourn, unanimously carried.

Respectfully submitted,

Renée Brecht-Mangiafico
Secretary