

**TOWNSHIP OF GREENWICH
PLANNING/ZONING BOARD
REORGANIZATION/REGULAR MEETING
JANUARY 15, 2018**

The regular meeting was called to order by Mr. Desimone. “Adequate notice of this meeting was provided in compliance with the Open Public Meetings Act by notifying South Jersey Times on December 6, 2017.”

Present: Ms. Watson, Mr. Ivanick, Mr. Lamanteer, Mayor Reinhart, Mr. Riley and Ms. Hunter. Also present was Mr. DeSimone, Board Solicitor and Ms. Garrison, Board Secretary Absent: Mr. Henry, Mr. Bostwick, Mr. Mangiafico and Mr. Hedges.

Flag Salute was led by Mr. DeSimone.

Reappointments and New Members Swearing-In: Mr. DeSimone swore in the following members to each of their positions and terms.

Mayor Reinhart - Class I - 1 year term to expire December 31, 2018.
Anthony Lamanteer – Class II – 1 year term to expire December 31, 2018.
Neil Riley – Class IV – unexpired term to expire on December 31, 2020.

Nomination of Chair - On motion of Mr. Lamanteer, seconded by Mr. Ivanick to nominate Ms. Watson to the position of Chair, unanimously carried.

Nomination of Vice-Chair - On motion of Mayor Reinhart, seconded by Mr. Lamanteer to nominate Mr. Ivanick to the position of Vice-Chair, unanimously carried.

At this time Chairwoman Watson directed the meeting and called for the appointment of the Solicitor. On motion of Ms. Watson, seconded by Mr. Lamanteer to appoint Mr. DeSimone to the position of Solicitor to the Board, unanimously carried.

Appointment of Secretary - On motion of Ms. Watson, seconded by Mr. Lamanteer to appoint Ms. Garrison to the position of Secretary to the Board, unanimously carried.

Setting Meeting Dates - On motion of Mr. Ivanick, seconded by Ms. Watson to set the meeting dates to the first Monday of the month with the exception of September and July which will be the second Monday of the month, unanimously carried.

Approval of minutes - On motion of Mr. Ivanick, seconded by Mr. Lamanteer to approve the minutes of December 4, 2017, carried with two (2) abstentions by Mr. Riley and Ms. Hunter.

Old Business –

Newton Approval - Mr. Newton was present to address the Board. Mr. DeSimone indicated the purpose of Mr. Newton’s presence was to address the violation of his approval with the Board. Correspondence had been sent by Mr. Lamanteer, Zoning Officer, advising Mr. Newton of the violation. The violation pertains to the removal and replacement of the original windows on the front of the house and failure to store the original windows. Mr. Newton indicated he was advised by the

contractor that the windows were in a shambles and to the best of his knowledge the builder had disposed of them. Mr. DeSimone indicated the Board had a social and legal problem between maintaining the historic integrity of the homes and the township ordinance. Ms. Watson, Chairwoman, indicated Board to ignore this issue would set a precedent with other applicants and homeowners. Mr. DeSimone indicated the fine for this violation could range between \$500 and \$2,000 and if there had been a problem the builder should have come back to the Board to plead the case that the windows were irreparable. It was determined in lieu of a fine historic windows may be found to replace the bottom two windows as the top two windows were not original to the home. Mr. Newton indicated he was in agreement and would search for replacement windows to conform to the period of the house. Mr. Newton will return to the Board next month.

Dike Committee Report – None

Air BnB - Ms. Watson provided a draft regulations for review. On motion of Mr. Ivanick, seconded by Mr. Lamanteer to approve a recommendation be made to the Township Committee to adopt an ordinance regulating any facility defined by the regulations, carried with one (1) abstention by Mayor Reinhart.

New Business –

Proposed Bee Keeping Ordinance - Ms. Watson indicated the State wants to introduce new regulations without consulting bee keepers, which will affect township residents. The comment period will be on January 19, 2018. After review and discussion, on motion of Mr. Ivanick, seconded by Mr. Riley to approve a resolution that will provide public comments in regards to the overly restrictive bee keeping regulations from the Department of Agriculture, unanimously carried.

Junior Planning/Zoning Board Member - Ms. Watson questioned the Board's interest in having a junior (non-voting) member on the Board. The junior member would be a high school junior or senior and a resident of Greenwich Township. Mr. Ivanick suggested the program be sanctioned by the school thereby giving each student credit. Ms. Hunter recommended Mr. Bostwick would be in the best position as a teacher to recommend students. It was determined that the Board would move forward with a junior member.

Zoning Officer report - Mr. Lamanteer indicated Freedom Farm was in the process of purchasing forty-three (43) acres in Lawrence Township.

Public Comment - None

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

Respectfully submitted,

Lisa Garrison
Secretary

