

Draft – 3/17/09

Greenwich Planning Board

March 11, 2009 Minutes

The monthly meeting of the Greenwich Township Planning Board was held on the above date and was called to order by Chairman, Tom Bolger, at 7:30 P.M., in the Municipal Building.

Pursuant to the Open Public Meetings Act, Chapter 231, PL, 1975, adequate notice of this meeting has been given in accordance with the Open Public Meetings Act by:

1. Mailing a notice of scheduled meetings of the Greenwich Township Planning Board to the Express-Times and The Star-Ledger.
2. Posting a notice thereof on the Township bulletin board.
3. Filing a copy thereof with the Township Clerk.

The Board and members of the audience stood for the Pledge of Allegiance.

Board members present: Tom Bolger, Doris Rayna, James Adams, Helio Carvalho, Elaine Emiliani, Tim Gale, Frank Marchetta, Deborah Pasquarelli, Joe Schiller, and Charles Stillman.

Also present were: Jonathan Drill, Esq., Michael Finelli, P.E., Carl Hintz and Betty Ann Bechtold, Acting Secretary.

Adoption of Minutes

Mr. Carvalho made a motion, seconded by Mr. Schiller to adopt the February 14, 2009 minutes and the with the following change: In the Open Public Meeting language “Board of Adjustment” was corrected to read “Planning Board”.

Roll call vote showed the following result: 10 yes votes by – Tom Bolger, Doris Rayna, James Adams, Helio Carvalho, Elaine Emiliani, Tim Gale, Deborah Pasquarelli, Joe Schiller, and Charles Stillman. Motion carried.

Closed Sessions

Ms. Rayna made a motion, seconded by Mr. Black, to enter into Closed Session to discuss a matter, a procedural issue related to the Polaris request for completeness waivers, which matter falls within the attorney-client privilege where the Board attorney explained that confidentiality was required in order for him to exercise his ethical duties as a lawyer.

Mr. Schiller made a motion, seconded by Mr. Marchetta, to enter into Closed Session to discuss such a matter, the status of the Township's COAH compliance, which matter falls within the attorney-client privilege where the Board attorney explained that confidentiality was required in order for him to exercise his ethical duties as a lawyer.

Open Session

After completing the two closed sessions, the Board came back into open session.

Board attorney Jon Drill announced that the Board would take no action on any COAH compliance matter, that he had briefed the Board on the status of the Township's COAH compliance.

Board Chair Tom Bolger announced that the Board would take formal action on the Polaris request for completeness waiver requests later in the meeting as indicated on the meeting agenda.

Master Plan Consistency Review

Mr. Stillman made a motion, seconded by Mr. Schiller, to determine that the Municipal Government Ordinance was consistent with the Master Plan. Roll call vote showed the following result: 11 yes votes by - Tom Bolger, Doris Rayna, James Adams, Helio Carvalho, Elaine Emiliani, Tim Gale, Frank Marchetta, Deborah Pasquarelli, Joe Schiller, and Charles Stillman. Motion carried.

Ms. Bechtold was directed to send a letter to the Township Committee.

Ms. Pasquarelli left the meeting at 9:05 p.m.

Medarex, Inc. – Block 31, Lots 11.02 & 11.03 – Case # 240-04

Mr. Finelli explained that the Permit Extension Act does not apply to this application since the site lies within the Highlands Planning area. The Board discussed granting an extension to April 13, 2010. It was determined that the Board would have its professionals prepare reports recommending any action the Board should take. This matter will be discussed at the next meeting.

Mr. Marchetta made a motion, seconded by Mr. Gale, to have the professionals make a recommendation on our action. Roll call vote showed the following result: 11 yes votes by - Tom Bolger, Doris Rayna, James Adams, Helio Carvalho, Elaine Emiliani, Tim Gale, Frank Marchetta, Deborah Pasquarelli, Joe Schiller, and Charles Stillman. Motion carried.

Ms. Bechtold was directed to draft a memo to Mr. Selvaggi.

Polaris Warren, LLC – Block 25, Lot 2 – Phase 2 – Case # 249-08

In a report dated Feb. 6, 2009, Mr. Finelli recommended that the Board deem the preliminary site plan complete. He also recommended granting waivers from checklist items 44 & 85 and a waiver from checklist item 96 with the condition that it be addressed at the Public Hearing. His recommendation for Final Site Plan was to deem it incomplete and deny waivers from checklist items 37 & 78. Mr. Finelli noted that the Final Site Plan would not be considered for completeness until the Preliminary Site Plan was approved.

Mr. Adams made a motion, seconded by Mr. Stillman to grant the waivers from checklist items 44, 85 and a waiver with conditions for checklist item 96 and to deem the application complete and schedule a Public Hearing. Roll call vote showed the following result: 10 yes votes by - Tom Bolger, Doris Rayna, James Adams, Helio Carvalho, Elaine Emiliani, Tim Gale, Frank Marchetta, Joe Schiller, and Charles Stillman. Motion carried.

Ms. Rayna made a motion, seconded by Mr. Schiller, to deem the Final Site Plan incomplete and deny any waivers requested. Roll call vote showed the following result: 10 yes votes by - Tom Bolger, Doris Rayna, James Adams, Helio Carvalho, Elaine Emiliani, Tim Gale, Frank Marchetta, Joe Schiller, and Charles Stillman. Motion carried.

Mr. Schiller made a motion to adjourn.

Meeting ended at 9:45.

Respectfully submitted,

Betty Ann Bechtold, Acting Secretary