

Greenwich Township Land Use Board Meeting
MEETING MINUTES
April 11, 2019

The April 11, 2019 Regular Meeting of the Greenwich Township Land Use Board was called to order by chairman, Ray Buckwalter at 7:30 p.m.

Adequate notice of this meeting has been given in accordance with the Open Public Meeting Act in that a notice was published in the “Star Ledger” and “Express Times” newspapers. Notice was posted on the municipal bulletin board in the Township Administration Building in Greenwich Township, New Jersey and notice was filed with the Township Clerk.

Roll Call

Members present: Frank Marchetta, Bruce Williams, Ray Buckwalter, Paul Beam, Dawn Marie Kondas, Mark Scuderi, Joseph Cicchiello , Gary Hill, Joseph Fiamma, Bill Kanyuck and Jeremy Blunt

Excused Members: Pam Peslis and Cathie Cullen

Absent:

Others present: Board Attorney Jon Drill, Board Planner Elizabeth McManus, Board Engineer Michael Finelli and Board Secretary Zuzana Karas

Excused Professional: None

Flag Salute

Minutes

March 14, 2019 Regular Meeting

A motion was made by Mark Scuderi and seconded by Joseph Cicchiello to approve the Planning Board’s March 14, 2019 regular meeting minutes.

A roll call vote was taken and the motion was approved on the following vote:

Ayes: Bruce Williams, Dawn Marie Kondas, Mark Scuderi, Joseph Cicchiello, Bill Kanyuck, Frank Marchetta, Paul Beam, and Ray Buckwalter

Abstain: Gary Hill, Joseph Fiamma and Jeremy Blunt

Nays: None

Absent: Cathie Cullen and Pam Peslis

Ordinance Referrals for Master Plan Consistency Review

Ordinances 105-2019 MF-1, 106-2019 MF-2 and 107-2019 were presented to the board and the public in detail by Township Planner Elizabeth McManus.

A motion was made by Bruce Williams and seconded by Ray Buckwalter following a voice vote taken that Ordinances 105-2019 MF-1 is not inconsistent with the Master Plan in light of the recent adoption of the 2019 Housing Element and Fair Share Plan element of the Master Plan.

A motion was made by Dawn Marie Kondas and seconded by Joseph Cicchiello following a voice vote taken that Ordinances 106-2019 MF-2 is not inconsistent with the Master Plan in light of the recent adoption of the 2019 Housing Element and Fair Share Plan element of the Master Plan.

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A motion was made by Mark Scuderi and seconded by Frank Marchetta following a voice vote taken that Ordinances 107-2019 is not inconsistent with the Master Plan in light of the recent adoption of the 2019 Housing Element and Fair Share Plan element of the Master Plan.

Presentation of Concept Plans for Affordable Housing Developments

Chairman Ray Buckwalter asked if any concept plans had been prepared showing what the affordable housing developments would look like under the proposed ordinances. Board Attorney, Jon Drill, showed a concept plan for each of the two sites, some elevation renderings for the Petrucci proposed development on the so-called “Furhman” site, and some photographs of elevations for the Ingerman proposed development on the Dumont Road site. Attorney Drill asked for the land use board’s feedback. The conclusion after the presentation was that the proposals were acceptable subject to some aesthetic preferences which attorney Drill informed the board members he would relay back to the applicants. Afterwards chairman, Ray Buckwalter announced, to both the board members and the public that if anyone had any follow up questions to ask them at that time.

Doris Gullian, from the public, asked if he can suggest no pond on the Dumont Road site due to geese.

Cathy McDermin, from the public, asked if the current berm on the Dumont Road site will be maintained since currently has not been, Jon Drill advised Ms. McDermin that if they do not maintain the site in general the township zoning officer could enforce it if that time should come. Mr. Drill did add that Ingerman manages 6,000 housing units in the United States and doesn’t expect and issue.

The Land Use Board meeting concluded. A motion was made by Dawn Marie Kondas and seconded by Frank Marchetta to adjourn the meeting at 8:40p.m. The motion was passed unanimously.

Zuzana Karas, Land Use Board Secretary.