

GREENWICH TOWNSHIP LAND USE BOARD

MINUTES

February 9, 2023

7:30 p.m.

Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act in that a notice was published in the “Express Times” and “Star Ledger” 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.

1. CALL TO ORDER:

Chairman Bruce Williams called the meeting to order at 7:30 p.m and Secretary Amy Fleming read the public notice into the record.

2. ROLL CALL:

Members Present:

Chairman Bruce Williams, Mr. Paul Beam, Mr. Joseph Cicchiello (via Zoom), Ms. Cathie Cullen, Mr. Joseph Fiamma, Mr. Jeremy Blunt, Ms. Andrea Sherlaw, Mr. Rocky Stine (via Zoom), Mr. George Bradlau, Ms. Dana Parker

Members Absent:

Vice Chairman Mr. Mark Scuderi, Mr. Brian Baylor, Mr. Gary Hill

Also Present:

Jonathan Drill, Esq., Board Attorney

Bryce Good on behalf of Mike Finelli, Board Engineer

Kendra Lelie, Board Planner

Amy Fleming, Board Secretary (recused from application 2022-02)

Chairman Williams asked for a motion to excuse Mr. Scuderi, Mr. Baylor and Mr. Hill.

A motion was made by Mr. Fiamma to excuse the absent board members, seconded by Mr. Beam.

(On roll call, all eligible members voted in the affirmative.)

3. FLAG SALUTE

4. MINUTES:

The minutes of January 12, 2023:

A motion was made by Mr. Blunt to approve the minutes from January 12, 2023, seconded by Mr. Fiamma.

(On roll call, all eligible members voted in the affirmative.)

5. PUBLIC HEARING:

a. Antonios K. Boulos – LUB-2022-02

block 43 lot 3.01 – 500 State Route 173

C-Variances Pertaining to the Construction of a Single-Family Home

Chairman Williams announced that Secretary Fleming was recused from the application and she exited the meeting room.

Attorney Scott Wilhelm, Esq. of Winegar, Wilhelm, Glynn & Roemersma, P.C. appeared on behalf of Antonio K. Boulos to seek approval of c-variances pertaining to the construction of a single-family home on the corner of State Route 173 and Maple Drive. He introduced property owners Antonios and Peter Boulos, Engineer Daniel Davies, P.E., C.M.E. of Davies Engineering, and Architect Thomas Robinson, R.A. and they were sworn in along with Board Professionals Kendra Lelie and Bryce Good.

Attorney Wilhelm called Antonios Boulos to the podium and Mr. Boulos stated that he has owned the property since May of 2021 and the previous existing house was demolished in May of 2022. He also questioned Mr. Davies and Mr. Robinson on their professional qualifications and they were accepted by the board.

Engineer Davies approached the board and presented Exhibit A-1, the Site Plan prepared by Daniel S. Davies, P.E., C.M.E. dated 06/20/2022 and last revised on 01/26/2023. The plan was revised after comments and suggestions made in Mike Finelli's February 6, 2023 technical review. He described the current condition of the lot which includes the foundation of the demolished house, an existing detached garage, some concrete slabs, and a stone driveway. The zoning code requires a minimum lot size of 81,000 square feet; however, the 45,000-square-foot lot size makes it a preexisting non-conforming condition. The frontage and lot dimensions are also preexisting and non-conforming, creating a building envelope which is too small for a single-family home. The applicant is seeking a front yard setback of 30 feet from

Maple Drive where 75 feet is required and a side yard setback of 35 feet where 40 feet is required. An impervious coverage variance is also being sought since the proposed 15.5% exceeds the permitted 10% allowance. The existing septic system will be abandoned and a new septic system will be installed in the front yard.

Mr. Davies explained that after Mike Finelli's February 6 technical review was released, the applicant's team met to discuss how they could make the proposal a little more compliant. They decided to eliminate the need for a side yard variance by moving the proposed structure to 40 feet from the property line and they also decided to eliminate the existing detached garage which would otherwise be located in the front yard. The existing gravel driveway would be removed which would decrease the impervious coverage and access to the lot would be from Maple Drive. With all of these proposed changes to the plan, the proposed impervious coverage would drop from 15.5% to 11.1%. To offset the increase in impervious coverage, the applicant is proposing a drywell. Engineer Davies addressed the remainder of Mike Finelli's February 6 technical review. Bryce Good asked if any more trees will be removed from the lot and the applicant stated that the current trees existing on the lot will remain. Mr. Beam asked if the new septic system will be a mound and Mr. Davies said it most likely will need to be a mound. Attorney Drill proposed a condition that the applicant will hook up to public water.

The board took a five-minute recess.

After the break, Mr. Davies asked for the public water condition to be struck from the record as they will be proceeding with the well. Attorney Drill agreed.

Architect Robinson presented his architectural plan dated December 25, 2022. The applicant would prefer to reside in a one-story house as he has mobility challenges and he would also like the residence to face the view of the mountains (facing State Route 173). The plan is labeled a "conceptual plan" as the design may change slightly depending on the side yard setback. Kendra Lelie asked for confirmation on the height of the proposed structure and Mr. Robinson testified that the height of the structure would not exceed the 35-foot maximum in the ordinance. Board member Paul Beam asked if changing the side yard setback from 35 feet to 40 feet had a tremendous effect on the plan for the house and Mr. Robinson said that it reduced the measurement of each bedroom by 2 feet.

Attorney Drill summarized the variances which were being sought: c-1 variance for minimum lot area, c-1 for maximum depth of measurement, c-1 for minimum lot width, c-2 variance for impervious coverage and c-2 for front yard setback from Maple Drive. Attorney Wilhelm testified that the benefits of this proposal outweigh any detriments.

A motion was made by Mr. Blunt to approve the three c-1 variances and the two c-2 variances as explained by Mr. Drill along with any conditions that were agreed upon, seconded by Mr. Fiamma.

(On roll call, all eligible members voted in the affirmative.)

6. DISCUSSIONS & RECOMMENDATIONS:

a. Ordinance #101-2023 – Chapter 18 Floodplain Management, Flood Hazard Maps and Floodplain Administrator – Master Plan Consistency

Kendra Lelie gave a brief overview of the proposed ordinance and her February 7, 2023 review memorandum. In her opinion, the ordinance is not inconsistent with the Township's Master Plan.

A motion was made by Mr. Beam to direct Secretary Fleming to send a letter to the Township Clerk stating that the Land Use Board found Ordinance #101-2023 not inconsistent with the Master Plan, seconded by Mr. Blunt.

(On roll call, all eligible members voted in the affirmative.)

7. NEW BUSINESS:

a. Capital Review Pursuant to NJSA 40:55D-31b of Municipal Complex

Attorney Drill explained the purpose of a capital review and Kendra Lelie gave an overview of her February 7, 2023 review memorandum. She believes the municipal building capital project is consistent with the Master Plan.

A motion was made by Mr. Fiamma to direct Secretary Fleming to send a letter to the Township Clerk stating that the Land Use Board found the proposed municipal complex not inconsistent with the Master Plan, seconded by Mr. Blunt.

(On roll call, all eligible members voted in the affirmative.)

Secretary Fleming screen shared the floor plan of the proposed municipal complex onto the screen in the court room and Paul Beam was present to give an overview of the proposed building and answer any questions from other board members. He informed the board that the Township Committee will be holding a meeting regarding the proposed structure and will welcome comments and recommendations from the public. Cathie Cullen proposed a recommendation that the meeting room have the ability to be expanded to accommodate a larger number of people. The board took a straw poll.

A motion was made by Mr. Blunt to add Ms. Cullen's recommendation to the letter being sent to the Township Clerk from the Land Use Board, seconded by Mr. Cullen.

(On roll call, eight of the eligible members voted in the affirmative and Mr. Cicchiello voted against the recommendation.)

8. MANAGEMENT OF ESCROWS:

a. Review of Current Escrow Balances

All board members and professionals were provided with current escrow balances for all active applications.

9. AFFORDABLE HOUSING:

a. COAH Update

Attorney Drill informed the board members that the Ingerman site may be requesting one more time extension. He also gave an update on the status of the Furhman site.

10. SCHEDULE OF MEETINGS:

The next meeting is scheduled for March 9, 2023.

11. ADJOURNMENT:

A motion was made by Mr. Blunt to adjourn the meeting, seconded by Ms. Sherlaw. All members were in favor.

The meeting was adjourned at 9:18 p.m.

Amy Fleming
Land Use Board Secretary