

GREENWICH TOWNSHIP LAND USE BOARD

MINUTES

April 13, 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, Vice Chairman Mr. Mark Scuderi, Mr. Paul Beam, Mr. Joseph Cicchiello, Mr. Joseph Fiamma, Mr. George Bradlau

Members Absent:

Mr. Brian Baylor, Ms. Cathie Cullen, Mr. Gary Hill, Mr. Jeremy Blunt, Ms. Andrea Sherlaw, Mr. Rocky Stine, Ms. Dana Parker

Also Present:

Jonathan Drill, Esq., Board Attorney (via Zoom)

Amy Fleming, Board Secretary

Chairman Williams asked for a motion to excuse Ms. Cullen, Mr. Hill, Mr. Blunt and Ms. Sherlaw.

A motion was made by Mr. Scuderi 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 March 9, 2023:

Chairman Williams suggested removing Ms. Parker from the members who were excused from the March 9th meeting, as she did not request to be excused.

A motion was made by Mr. Scuderi to approve the minutes from March 9, 2023 with the suggested correction, seconded by Mr. Fiamma.

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

5. RESOLUTIONS:

a. Resolution 2022-02

Greenwich Dumont Urban Renewal Associates, LLC – Application # 2021-02

Dumont Road and Greenwich Street – block 26 lot 2

Modification of Condition #1 of Resolution No. 2021-02 to extend the life of the Amended Preliminary and Final Site Plan Approval and “c(1)” and “c(2)” variances and to extend the time within which the applicant must obtain signatures on the plans from September 30, 2022 through March 31, 2023.

Attorney Drill noted that this extension was granted several meetings ago and the plans have already been signed in accordance to this extension.

A motion was made by Mr. Cicchiello to adopt the resolution, seconded by Mr. Fiamma.

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

b. Resolution 2023-01

Antonio K. Boulos – Application # 2022-02

500 State Route 173 – block 43 lot 3.01

Resolution memorializing the granting of various “c(1)” and “c(2)” variances to allow the construction of a four-bedroom, one-story, single-family home on an undersized lot in the Resource Conservation District.

Chairman Williams noted that the applicant’s escrow balance was in arrears and that a vote would be conducted but Secretary Fleming would be instructed not to sign or publish notice of

the resolution until the account was replenished. Attorney Drill indicated that two minor typos on page 5 have been corrected prior to the meeting.

A motion was made by Mr. Fiamma to adopt the resolution which the noted revisions, seconded by Mr. Williams.

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

c. Resolution 2023-02

Moore Energy Group for Warren Asphalt / H&K Group, Inc. – Application # 2022-01

703 Route 57 – block 3 lot 14

Resolution memorializing the granting of “c(2)” variances and Preliminary and Final Site Plan approval to allow the construction of a 350 kW ground-mounted solar facility as an accessory use in the B-1 Business Zone.

Attorney Drill indicated that the resolution will be sent to the board members for review the following day and will be listed for approval on the May agenda.

6. PUBLIC HEARING: None.

7. MANAGEMENT OF ESCROWS:

a. Review of Current Escrow Balances

No escrow balance updates were provided.

8. AFFORDABLE HOUSING:

a. COAH Update

Attorney Drill informed the board members that he spoke with Jeff Long from Ingerman and they will be appearing before the Housing Mortgage Finance Agency at their May meeting to seek additional funding. He then anticipates having a closing and breaking ground in June. Paul Beam advised that the applicant wanted the Township Committee to reach out to the County to seek additional funding for the project and that the Committee has decided not to do so.

9. SCHEDULE OF MEETINGS:

The next meeting is scheduled for May 11, 2023.

10. ADJOURNMENT:

A motion was made by Mr. Cicchiello to adjourn the meeting, seconded by Mr. Beam. All members were in favor.

The meeting was adjourned at 7:43 p.m.

Amy Fleming

Land Use Board Secretary