

GREENWICH TOWNSHIP LAND USE BOARD

MINUTES

May 11, 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. Brian Baylor, Ms. Cathie Cullen, Mr. Gary Hill, Ms. Andrea Sherlaw, Mr. George Bradlau, Ms. Dana Parker

Members Absent:

Mr. Joseph Fiamma, Mr. Jeremy Blunt, Mr. Rocky Stine

Also Present:

Michael Sullivan, Esq. on behalf of Jonathan Drill, Esq., Board Attorney (via Zoom)

Kendra Lelie, Board Planner (via Zoom)

Mike Finelli, Board Engineer

Amy Fleming, Board Secretary

Chairman Williams asked for a motion to excuse Mr. Fiamma and Mr. Blunt.

A motion was made by Mr. Hill to excuse the absent board members, seconded by Ms. Sherlaw.

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

3. FLAG SALUTE

4. MINUTES:

The minutes of April 13, 2023:

A motion was made by Mr. Scuderi to approve the minutes from April 13, 2023, seconded by Mr. Cicchiello.

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

5. RESOLUTIONS:

a. 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 Susan Rubright appeared via Zoom on behalf of Moore Energy Group and stated that they were in agreeance with the latest revision of the resolution.

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

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

6. PUBLIC HEARING:

a. Greenwich Township – LUB-2023-02

block 18 lot 3 – Washington Street and Willow Grove Road

Minor Subdivision – Lot Line Adjustment

Mike Finelli appeared in this matter on behalf of Greenwich Township as the Township Attorney and was sworn in along with Board Planner Kendra Lelie. He distributed an 11x14 survey to the board members which depicted the subject lot and the neighboring baseball field located at block 18 lot 3.01. The survey was recently drafted as part of a farmland preservation application to Warren County for the subject lot. A one-acre rectangular sliver on the western-most side of the lot shall be annexed to block 18 lot 3.01 which is currently the site of Stecker Baseball Field. This piece of land is also the subject of a Capitol Review which Kendra Lelie then

discusses. She circles back to provide her comments regarding the minor subdivision and her belief that a variance would not be needed for this proposal.

A motion was made by Mr. Hill to approve the minor subdivision and lot line adjustment, seconded by Mr. Baylor.

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

7. NEW BUSINESS:

a. Capital Review pursuant to NJSA 40:55D-31b to Preserve Farmland at block 18 lot 3

Board Planner Kendra Lelie summarized her May 10, 2023 review memo. She discusses the Master Plan and the Farmland Preservation Plan. Her opinion is that the Planning Board can find that the proposed Capitol project and purchase of the 87.5 acres is in conjunction with the Master Plan and substantially consistent with the goals and objectives in the Master Plan. The purchase of the 1-acre parcel to be added to the Stecker Field lot is also in conjunction with the Master Plan and is substantially consistent with the goals and objectives in the Master Plan.

Chairman Williams asked if there were any members of the public who had any questions regarding the minor subdivision or the Capitol Review. Lisa Zittis of 202 Willever Way asked if the intent to purchase the 1-acre tract is to increase the Open Space and Chairman Williams answered that it was.

A motion was made by Mr. Scuderi to find the Capitol Review consistent with the Master Plan, seconded by Mr. Beam.

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

8. OTHER BUSINESS NOT LISTED ON AGENDA:

Board Engineer Mike Finelli informed the Board that Finelli Consulting Engineers, Inc. has been acquired by Universal Technical Resource Services, Inc. He assured the Board that he will continue to attend Greenwich Township Land Use Board meetings and does not anticipate any substantial changes in the operation of the business.

A motion was made by Mr. Scuderi to authorize Chairman Williams to sign the Request for Consent to Assignment of Professional Services for Land Use Board Engineering Services, seconded by Mr. Hill.

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

9. MANAGEMENT OF ESCROWS:

a. Review of Current Escrow Balances

Secretary Fleming advised the Board that she received an escrow replenishment check for application Antonio K. Boulos and that she would now sign and publish their resolution of approval.

10. AFFORDABLE HOUSING:

a. COAH Update

There are currently no COAH updates.

11. SCHEDULE OF MEETINGS:

The next meeting is scheduled for June 8, 2023.

12. ADJOURNMENT:

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

The meeting was adjourned at 8:10 p.m.

Amy Fleming
Land Use Board Secretary