

GREENWICH TOWNSHIP LAND USE BOARD

MINUTES

November 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 Mr. Bruce Williams, Mr. Paul Beam, Mr. Joseph Cicchiello, Mr. Brian Baylor, Mr. Joseph Fiamma, Mr. George Bradlau

Members Absent:

Vice Chairman Mr. Mark Scuderi, 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)

Mike Finelli, Board Engineer

Amy Fleming, Board Secretary

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

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

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

3. FLAG SALUTE

4. MINUTES:

The minutes of October 12, 2023:

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

(On roll call, all eligible members voted in the affirmative. Scuderi, Cullen, Hill, and Sherlaw were absent.)

5. RESOLUTIONS:

a. Resolution 2023-04

Metrotek Electrical Services Company – Application # 2023-01

164 State Route 173 – block 39 lot 4 & block 40.01 lot 1

Resolution memorializing the grant of “D(1)” use variances, “C” bulk variances and minor site plan approval with site plan ordinance exceptions to allow construction and operation of an electrical contracting company facility in the Resource Conservation District and the B-2 Business zone

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

(On roll call, all eligible members voted in the affirmative. Scuderi, Cullen, Hill and Parker were absent.)

Engineer Finelli added that he and Planner Lelie have been in contact with the applicant. A few renovations have been made including the removal of the preexisting fence and a preconstruction meeting will be held prior to the commencement of the remaining construction. He noted that he will take a look at the gravel which has already been spread onto the back portion of the lot.

6. PUBLIC HEARING:

- a. D4 Properties LLC – LUB-2023-05
block 31 lot 12 – 717 State Route 173
Concept Review for Proposed Light-Industrial Development

Chairman Bruce Williams read an email from the applicant received on November 6, 2023 which stated that they would not attend the meeting due to the recent passage of Greenwich Township Ordinance #113-23.

7. DISCUSSIONS & RECOMMENDATIONS:

- a. Ordinance #114-2023 – Amending and supplementing Chapter 16-14.2 and creating a new section 16-19B-22 of the Township Code to allow retail cannabis as a conditional use – Master Plan Consistency

Kendra Lelie provided a memorandum dated November 9 which gave a brief overview of the proposed ordinance. The ordinance change would allow one cannabis retail location in the Township in the current area in need of redevelopment. In her opinion, the ordinance is not inconsistent with the Township’s Master Plan.

A motion was made by Mr. Bradlau to direct Secretary Fleming to send a letter to the Township Clerk stating that the Land Use Board found Ordinance #114-2023 not inconsistent with the Master Plan, seconded by Mr. Beam.

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

8. MANAGEMENT OF ESCROWS:

- a. Review of Current Escrow Balances

The board members and Professionals received current escrow balances for all active applications.

9. AFFORDABLE HOUSING:

- a. COAH Update

Attorney Drill indicated that the Ingerman site is very close to closing on the title and construction should be commencing within a couple of weeks. He also stated that the imminent domain process on the Fuhrman site is proceeding slower than expected.

10. SCHEDULE OF MEETINGS:

The next meeting is scheduled for December 14, 2023.

11. ADJOURNMENT:

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

The meeting was adjourned at 7:48 p.m.

Amy Fleming
Land Use Board Secretary