



GREENWICH TOWNSHIP PLANNING & ZONING BOARD

Apr. 3rd, 2023 MINUTES

Meeting held: 7:30 PM Greenwich Township Municipal Court Room, 2nd Floor
21 North Walnut Street, Gibbstown, NJ 08027



(The minutes of this meeting are unofficial until approved by the Planning Board at the next scheduled meeting.)

The Greenwich Township Planning and Zoning Board Meeting of April 3rd, 2023, was called to order by Chairman Stigale at 7:30 PM. Secretary Kirk Fairley read the “Open Public Meetings Act Statement” followed by the Pledge of Allegiance to the Flag of the United States of America and roll call was taken after swearing in of new members. (Key=Present/Absent)

Board Members	Roll Call	Board Members	Roll Call
Andrew Chapkowski	P	Deb Chant	P
Jennifer Campbell	P	Tom DiGiambattista Alt-1	A
Kirk Fairley	P	Matt Cosgrove Alt-2	A
Tara Stahl	A	Mike Byrne Alt-3	A
Fred Stigale	P	Professionals:	
Steve Walko	P	Mike Aimino	P
Mayor Giovannitti	P	Matt Miller	P
Councilman Chila	P	Wayne Roorda	P
Thomas Hallion	P		

MINUTES: A motion was made by S. Walko seconded by D. Chant to approve the 3/22/23 minutes.
7 board members were in favor (A Chapkowski abstained). Motion passed.

CORRESPONDENCE: A motion was made by S. Walko seconded by D. Chant to receive and file all correspondence.
All board members were in favor. Motion passed.

RESOLUTIONS: - None -

OLD BUSINESS: - None -

NEW BUSINESS:

- **PB2023-02 Gibbstown Center Assoc. Oversized Sign Var., Land Develop. & Site Plan Waiver.** Block 243 Lot 19 (401 Harmony Rd)
 - Brian Hall, Esq. Ward Shindle & Hall.
 - Barbara Kendall. CEO Gibbstown Center Assoc. LP

Seeking approval for oversized signage for new tenant Grocery Outlet (two additional potential tenants not available at this time) to inhabit the current ShopRite space. Grocery Outlet will occupy about 30% of that space for groceries. The façade on side limits to 40 sq-ft and they propose larger. They want to replace the panels on the freestanding sign by Rte 295 with same size. Then a new sign on the front of the building of 8' x 27' centered over the doors. Grocery Outlet will be occupying the right-hand side of the space. The overall façade will change to accommodate the three new tenants. S. Walko: The unknown tenants might want larger signs? They'll have to come in with their own application. There will be smaller signs detailing “Produce / Meat / Organics” below the main sign. This is a Business Park (BP) district. Requesting a site plan waiver as there's no change of use. D. Chant: No exterior changes, just inside? Applicant confirms. So no change in parking or ADA compliance per Barb Kendall.

S. Walko: HVAC on roof or rear? Applicant implies on the roof.

D. Chant: Any plans for extensive updates or other improvements? B. Kendall replied yes. Paint and other modernizing updates. Talking with a Mexican Restaurant potential client or perhaps a coffee shop.

M. Miller: His Review Letter, straight forward. The ordinance is more geared for BP than a shopping center. He looks for proportions among the peers. Signage calculations for façade overall versus what is actually occupied by the lettering. The 18K sq-ft for Grocery Outlet and 11K sq-ft each for the other two partitions. Feels the size is commensurate with the road speed on Harmony. A variance for the height and some housekeeping items. The freestanding sign panel is a replacement in-kind.

W. Roorda: No site changes. Other tenants unknown at this time. ADA compliance to be maintained.

Audience: Opened and closed – no audience present.

B. Kendall: Shoprite will likely be out by May/June this year. Grocery Outlet likely in-place by Nov./Dec.

A motion was made to approve this application including those items described in the Miller & Roorda review letters along with testimony tonight - by S. Walko seconded by A. Chapkowski. The motion was approved 8-0 (For:

Chapkowski/Chant/Campbell/Stigale/Hallion/Walko/Giovannitti/Chila. Against: none)

AUDIENCE PARTICIPATION: Opened. – None – Closed.

BOARD REPORTS:	Mike Aimino, Solicitor	None
	Matthew K. Miller, Planner	None
	Wayne Roorda, Engineer	None
	Kirk Fairley, Secretary	None
	A. Chapkowski, Env.Com Rep	None

MAYOR'S COMMENTS: The Easter Egg Hunt to occur after the Bunny Run on Saturday.

ADJOURNMENT:

With no further business to come before the board, a motion was made and seconded to adjourn. All were in favor. The meeting ended approximately 8:00PM. The next meeting is scheduled the **1st Monday, May 1st, 2023** to be held 7:30 PM at the Greenwich Township Municipal Court Room, 2nd floor, 21 North Washington Street.

Respectfully submitted,

Kirk Fairley, Secretary/Recorder
PLANNING & ZONING BOARD
GREENWICH TOWNSHIP
04/10/23 updated xx/xx/xx