

**EAST GREENWICH TOWNSHIP**  
**Combined Planning/Zoning Board**  
**“MINUTES”**  
**August 16, 2016**

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- Meeting called to order 7:00pm by David McHenry. The meeting was opened by the reading of the “Open Public Meeting Act”, followed by the flag salute
  - Members in Attendance: Dale Archer, Stephen Bottiglieri, Brad Summerville, David McHenry, John Lucian (arrived 7:15 pm), Wilfredo Rojas, Marc Clodfelter, Michael Senkier and Professionals: Dale Taylor-Solicitor, Jim McKelvie-Engineer
  - Members Absent: Douglas Gill, Patrick Montgomery
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Open to the Public-no one coming forward

**Minutes of the July 19, 2016 Meeting**

- By motion of Brad Summerville, seconded by Wilfredo Rojas—the minutes be approved as presented. Roll call vote unanimous with Dale Archer and Michael Senkier abstaining.

**David McHenry Elected as Chairperson**

- By motion of Dale Archer, seconded by Stephen Bottiglieri—David McHenry was elected chairperson of Planning/Zoning Board. Roll call vote unanimous.

**Resolutions: N/A**

**Site Meeting Report-August 2<sup>nd</sup>**

-Stephen Bottiglieri gave report on Fentell Homes, LLC

**Items for Action**

- **Ancient Oaks Subdivision**  
**Block 1004, Lot 4**

The applicant was seeking a 1 year extension, however no representative was present to explain request.

David McHenry made a motion to move to a future meeting when representative can explain the request for extension. Dale Archer made the second. The motion was carried by seven yes votes: Dale Archer, Stephen Bottiglieri, Brad Summerville, David McHenry, Wilfredo Rojas, Marc Clodfelter, Michael Senkier.

- **Nar Farms, LLC (App. 2016-8)**  
**Block 605, Lot 3 (R-15 Residential)**  
**Minor Subdivision**

Representatives: Wayne Streitz, Esq., Todd Gittings-PP and Ron Zeck-owner were sworn in.

The subject property is located at the intersection of Landing Road and Whiskey Mill Road. The property is 5.75 acres in size and contains an existing dwelling and ground-mounted solar panels. The applicant proposes to create 2 new lots—Lot “A” at 1.39 acres in size and Lot “B” at 1.29 acres in size. The remainder Lot “C” would be 2.75 acres in size and would contain the existing dwelling.

John Lucian made a motion to deem application complete. Dale Archer made the second. The motion was carried with eight yes votes: Dale Archer, Stephen Bottiglieri, Brad Summerville, David McHenry, John Lucian, Wilfredo Rojas, Marc Clodfelter, Michael Senkier.

Open to the public—no one coming forward.

Dale Archer made a motion to approve minor subdivision with waivers. Brad Summerville made the second. The motion was carried with eight yes votes: Dale Archer, Stephen Bottiglieri, Brad Summerville, David McHenry, John Lucian, Wilfredo Rojas, Marc Clodfelter, Michael Senkier.

- **Hartford Properties, LLC/Royal Farms (App. 2016-5)**  
**Block 403, Lot 1.03 (B-2 Interstate & B-3 Overlay)**  
**Signage/Bulk Variance**

Representatives: Damien DelDuca-Esq., Ron Cappella-Hartford Property representative, Mike Jeitner-PP were sworn in.

The subject property is located at the corner of intersection of West Cohawkin Road and Berkley Road. The parcel is also located within the Route 295 Corridor Redevelopment Area. The site currently contains an existing 2,501 square foot building, which was previously the Berkley Diner, along with associated site improvements. The applicant received preliminary and final site plan approval to construct a 5,371 square foot Royal Farms convenience store along with a 10 pump gasoline fueling station under a 6,720 square foot canopy. The applicant submitted a signage plan for approval, and has requested several variances associated with the proposed signs.

Open to the public with the following coming forward:

Len Brown @ 165 Berkley Road

Q-Why can't we stick with sign regulations—there are too many signs already. Also—will have to tie into sewer making it more expensive.

A-Applicant has stated there signs will be spread around & should not affect visibility.

A-Applicant will bring revenue to the Township

A-We will take your concerns into consideration.

Wilfredo Rojas made a motion to approve signage with variances. Marc Clodfelter made the second. The motion was carried with seven yes votes: Dale Archer, Stephen Bottiglieri, David McHenry, John Lucian, Wilfredo Rojas, Marc Clodfelter, Michael Senkier; and one no vote: Brad Summerville.

A full record of the hearing was recorded, and will be further set forth in the resolution adopted by the Board regarding the same.

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- Meeting adjourned at 8:30 pm

Respectfully Submitted,

Stephanie McCaffrey

Combined Planning/Zoning- Assistant Secretary