

EAST GREENWICH TOWNSHIP
Combined Planning/Zoning Board
“MINUTES”
February 21, 2017

- Meeting called to order 7:00pm by Patrick Montgomery. The meeting was opened by the reading of the “Open Public Meeting Act”, followed by the flag salute
 - Members in Attendance: Dale Archer, Rick Schober, Wilfredo Rojas, Brad Summerville, David McHenry, Patrick Montgomery, John Lucian, Pamela Kafka, Michael Kidd, Tim Pentz and Professionals: Dale Taylor-Solicitor, Joe Augustyn-Planner, and Jim Winckowski-Traffic Engineer
 - Members Absent: Chris Everwine, Michael Senkier, Marc Clodfelter
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Open to the Public—no one coming forward

Minutes of the January 17, 2017 Meeting

- By motion of Dale Archer, seconded by David McHenry--the minutes be approved as presented. Roll call vote unanimous, with John Lucian abstaining.

Resolutions: N/A

Items for Action

- **Kaur, Rachhpal (App. 2017-1)**
Block 1801, Lot(s) 8.9 & 9.01 (C-Commercial & RRC-Rural Residential Cluster)
Bifurcated Use Variance
Representatives: Brian Lozuke-Esq., Bruce McKenna-PE, Deanna Drumm-Traffic-PE, Rachhpal Kaur-owner were sworn in.

The applicant is requesting to construct a commercial building/liquor store on the entire property. This is a split zone of Commercial and Rural Residential Cluster. Currently the Mount Royal Inn occupies a portion of the property as restaurant/bar along with a single-family residence.

Dale Archer and Rick Schober recused themselves from voting. John Lucian made a motion to grant application complete. Wilfredo Rojas made the second. The motion was carried with seven yes votes: Wilfredo Rojas, Brad Summerville, David McHenry, Patrick Montgomery, John Lucian, Pamela Kafka, Michael Kidd.

Open to the Public with the following coming forward:

- Robert Muhlbaier @ 6 Mantua Road
 - States more traffic and noise
 - Lights shining in houses
- Martha Walsh @ 130 Kings Highway
 - Q-Tax Abatement?
 - A-No
 - Traffic/school kids crossing
 - Lighting on site—will be on site plan

Wilfredo Rojas made a motion to approve bifurcated use variance. John Lucian made the second. The motion was carried with six yes votes: Wilfredo Rojas, Brad Summerville, Patrick Montgomery, John Lucian, Pamela Kafka, Michael Kidd--and one no vote: David McHenry.

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 8:35 pm

Respectfully Submitted,

Susan M. Costill
Combined Planning/Zoning- Secretary